#9

COMPLETED 03/30/06 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **06DRB-00213(FP)** Project # **1002861**

Project Name **SOUTHERN UNION GAS LOFTS II** CHRIS CALOTT / INFILL SOLUTIONS

Agent: ~~ABQ ENGINEERING INC~~ Phone No.: ~~255-7802~~ 401-7844

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 2-22-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [x] TRANSPORTATION: N/O EASEMENTS SHOULD ENCROACH ON 2' PUBLIC "ROADWAY" EASEMENT OK W/C 2-22-06
- [ ]
- [ ]
- [ ]
- [ ]

- [ ] UTILITIES:
- [ ]
- [ ]
- [ ]
- [ ]

- [ ] CITY ENGINEER / AMAFCA:
- [ ]
- [ ]
- [ ]
- [ ]

- [ ] PARKS / CIP:
- [ ]
- [ ]
- [ ]
- [ ]

- [x] PLANNING (Last to sign): Record the Plat
- [ ]
- [ ]
- [ ]
- [ ]

- [x] **Planning must record this plat. Please submit the following items:**
  -The original plat and a mylar copy for the County Clerk.
  -Tax certificate from the County Treasurer.
  -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  -Tax printout from the County Assessor.
- [ ] **3 copies of the approved site plan. Include all pages.**
- [ ] **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- [ ] **Property Management's signature must be obtained prior to Planning Department's signature.**
- [ ] **AGIS DXF File approval required.**
- [ ] **Copy of recorded plat for Planning.**

Okay

Project Number: 1002861

#9

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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Project Name **SOUTHERN UNION GAS LOFTS II**

Agent: ABQ ENGINEERING INC Phone No.: 255-7802

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: NO EASEMENTS SHALL ENCROACH ON 2' PUBLIC "ROADWAY" EASEMENT

☐ UTILITIES:

☐ CITY ENGINEER / AMAFCA:

☐ PARKS / CIP:

☒ PLANNING (Last to sign): Record the Plat

☒ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

☐ **3 copies of the approved site plan. Include all pages.**

☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

Project Number 1002861

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

February 22, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 12:50 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003123**
   06DRB-00106 Major-Two Year SIA

KPM LLC, JERRY MILLER, request(s) the above action(s) for all or a portion of Tract(s) 77-B-1, **LANDS OF DEVEREUX & WATSON,** zoned S-MI, located on 5TH ST NW, between ASPEN AVE NW and HAINES AVE NW containing approximately 2 acre(s). [REF: 03DRB02044, 04DRB00347, 04DRB00348] (H-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2.	**Project # 1001164** 06DRB-00114 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION,** zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 9 acre(s). [REF: 01DRB00450] (H-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
	06DRB-00219 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION,** zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] *[Deferred from 2/22/06]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**
3.	**Project # 1000696** 05DRB-01529 Major-Preliminary Plat Approval 05DRB-01530 Minor-Sidewalk Waiver 05DRB-01531 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION)** zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s).*[Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

4. **Project # 1004367**
   06DRB-00216 Minor-SiteDev Plan BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING agent(s) for DAVID ELLEN request(s) the above action(s) for Tract(s) 48 & 49, Lot(s) 63-65, M.R.G.C.D. MAP 29, **CALAVERO ADDITION,** zoned SU-1 FOR IP, located on EDITH BLVD NE, between OSUNA RD NE and TYLER RD NE containing approximately 6 acre(s). [REF: Z-99-33,AX-99-7, 05EPC01266] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 2/22/06]* (E-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

5. **Project # 1001946**
   06DRB-00223 Minor-SiteDev Plan BldPermit
   06DRB-00221 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **HISE LANDS,** zoned M-1, located on PASEO DEL NORTE NE NE, between INTERSTATE 25 NE and SAN PEDRO BLVD NE containing approximately 6 acre(s). [06DRB00083] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE STIE PLAN AND TRANSPORTATION DEVELOPMENT FOR TRAIL CONCERNS AND GENERAL COMMENTS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/22/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1000539**
06DRB-00128 Minor-SiteDev Plan Subd/EPC
06DRB-00125 Minor-SiteDev Plan BldPermit/EPC

JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] **[Russell Brito, for Elvira Lopez, EPC Case Planner]** [*Deferred at the Board's request from 2/8/06]* (D-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

7. **Project # 1001176**
06DRB-00107 Minor-Amnd SiteDev Plan Subd

WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] [Resubmitted from 2/1/06] (C-18) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. **Project # 1002092**
06DRB-00217 Minor- Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH SUBDIVISION, UNITS 1 & 3,** zoned SU-3, located on COORS BLVD NW NW, between NAMASTE DR NW and NORTH OF ST PIUS HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB-01623] (F-11) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project # 1002861**
06DRB-00213 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS, JAY REMBE, CHRIS CALOTT request(s) the above action(s) for all or a portion of Lot(s) 17-24, NEW MEXICO TOWN COMPANY'S ORIGINAL SITE OF ALBUQUERQUE (to be known as **SOUTHERN UNION GAS LOFTS II,** zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 05DRB01202] (K-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT ON 2-FOOT PUBLIC ROADWAY EASEMENT AND PLANNING TO RECORD.**

10. **Project # 1003132**
06DRB-00215 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS, LLC request(s) the above action(s) for all or a portion of Lot(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER SUBDIVISION,** zoned SU-2/ HM, located on KARSTEN CT NE, between SAN JOSE ST NE and GIBSON AVE NE containing approximately 4 acre(s). [REF: DRB-97-271, 03 DRB-02073] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1003469**
06DRB-00225 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFERY A & LORRIE M ZUMWELT request(s) the above action(s) for all or a portion of Lot(s) 7-P-1, **OAKLAND HEIGHTS,** zoned R-D, 3du/acre located on OAKLAND AVE NE, between BARSTOW NW and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGNEER FOR EASEMENTS OF RECORD AND PLANNING TO RECORD.**

06DRB-00224 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for DAVID & DEBORAH STANG AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for all or a portion of Lot(s) 8P-1 & 9P-1, **OAKLAND HEIGHTS,** zoned R-D, 3du/acre located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004173**
06DRB-00218 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for PULTE HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & D-2, **VENTANA RANCH WEST,** zoned R-LT, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 34 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004458**
06DRB-00220 Minor-Prelim&Final Plat Approval

JUSTIN H SIMMONS request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) C, **JOHN M MOORE REALTY COMPANY'S ADDITION NO. 3,** zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between MOUNTAIN RD NW and MAIN ST NW containing approximately 1 acre(s). [REF: 05DRB01515] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CHANGING ACCESS EASEMENTS AND MAINTENANCE AND BENEFICIARIES AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. **Project # 1004707**
06DRB-00210 Minor-Prelim&Final Plat Approval
06DRB-00211 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270, **TOWN OF ATRISCO GRANT TOGETHER WITH 68TH STREET TRACT,** zoned C-2, located on INTERSTATE 40 NW, between HANOVER RD NW and 68TH ST NW containing approximately 5 acre(s). *[Indef deferred on 2/22/06]* (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1004710**
06DRB-00226 Minor-Prelim&Final Plat Approval

GEORGE RODRIGUEZ DEVELOPMENT CONSULTING agent(s) for SAN MATEO / INDIAN SCHOOL LLC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 16, **W. J. WAGNER SUBDIVISION,** zoned C-1, located on SAN MATEO NE, between INDIAN SCHOOL NE and HAINES AVE NE containing approximately 1 acre(s). (J-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT ALONG SAN MATEO AND AN ENCROACHMENT AGREEMENT AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. **Project # 1004474**
06DRB-00214 Minor- Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36,** zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] *[Deferred from 2/22/06]* (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

17. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp Defer SDWK

PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1,** zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] *[Deferred from 2/8/06 & 2/15/06]* (B-11/B-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

18. **Project # 1000795**
05DRB-00968 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JOHN AND NADINE MINER request(s) the above action(s) for all or a portion of Tract(s) 24, ALVARDO GARDENS, UNIT 1 (to be known as **CORIANDA COURT**) zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 2 acre(s). [REF: 05DBR00302] *(Indef deferred for the SIA 6/15/05)* (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS NOTES AND TO PLANNING FOR PERIMETER WALL DESIGN APPROVAL, M.R.G.C.D. SIGNATURE AND TO RECORD.**

19. **Project # 1003655**
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373]*[Deferred from 12/14/05 & 1/11/06 & 2/22/06]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/26/06.**

20. Project # 1002189
06DRB-00094 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3,** zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] *[Deferred from 2/1/06, Final Plat Indef Deferred from 2/8/06, WSSP Compliance]* (B-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

21. Project # 1003198
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRSICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION,** zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). *[Deferred from 2/1/06 & 2/8/06]* (L-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR PRIVATE PARK AND P-1 LOT DESIGNATION AND PLANNING TO RECORD.**

22. Project # 1000554
06DRB-00161 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for DEPONTE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A & B, EMCORE DEVELOPMENT (to be known as **SANDIA SCIENCE AND TECH PARK**) zoned IP industrial park zone, located on INNOVATION PKWY SE, between EUBANK SE and RESEARCH SE containing approximately 21 acre(s). [REF: CSU-91-29] *[Deferred from 2/15/06]* (M-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. Project # 1004341
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76TH ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] *[Deferred from 2/15/06 & 2/22/06]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. Project # 1004526
06DRB-00209 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STILLBROOK HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 400 & 401, ATRISCO GRANT (to be known as **SAGE PARK)** zoned R-D/R-1, located on SAGE RD NW, between AMOLE DEL NORTE DIVERSION CHANNEL and COORS RD SW containing approximately 16 acre(s). (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Project # 1004688
06DRB-00179 Minor-Sketch Plat or Plan

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN ABBOTT AND B.H. & NAOMI N. BURNS request(s) the above action(s) for Tract(s) 2A, 2B and the northerly portion of Tract(s) 2, **ALVARADO GARDENS ADDITION, UNIT 1,** zoned RA-2, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1004706
06DRB-00208 Minor-Sketch Plat or Plan

STEVEN R CHAMBERLIN request(s) the above action(s) for all or a portion of Lot(s) 24, WEST 85 FEET OF THE S ½ OF LOT 24, **ALVARADO GARDEN ADDITION,** zoned RA-2 residential and agricultural zone, semi-urban area, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Project # 1004708
06DRB-00212 Minor-Sketch Plat or Plan

KATE BENAVIDEZ request(s) the above action(s) for all or a portion of Lot(s) 5, **JESUS APODACA ADDITION,** zoned SU-2 special neighborhood zone, located on WILLIAM ST SE, between GARFIELD AVE SE and CROMWELL AVE SE containing less than 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for February 15, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 15, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE
Planning Department
February 22, 2006
DRB Comments

ITEM # 9

PROJECT # 1002861 APPLICATION # 06-00213

RE: Southern Union Gas lofts II/fp

Has anything changed from the preliminary plat ?

The AGIS dxf is not approved as of 2/21/06.

Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002861 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 22, 2006

#9

2861

DXF Electronic Approval Form

DRB Project Case #: 1002861

Subdivision Name: SOUTHERN UNION GAS LOFTS UNIT 2

Surveyor: DAVID R VIGIL

Contact Person: FRANCIS PHILLIPS

Contact Information:

DXF Received: 2/21/2006 Hard Copy Received: 2/21/2006

Coordinate System: Ground rotated to NMSP Grid

Thom A Dell — Approved

2/21/06 — Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **2861** to agiscov on **2/21/2006** Contact person notified on **2/21/2006**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

9. Project # 1002861
05DRB-01202 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] *[Deferred from 8/17/05]* (K-13)

At the August 24, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/24/05 and approval of the grading plan engineer stamp dated 7/22/05 the preliminary plat was approved.

If you wish to appeal this decision, you must do so by September 8, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc:ABQ Engineering Inc., 6739 Academy Rd NE< Suite 130, 87109
Infill Solutions Development, 728-B Silver Ave SW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002861 **AGENDA ITEM NO: 9**

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:
An approved drainage report dated 7-22-05 is on file for Preliminary Plat approval.

Signed IL

P.O. Box 1293

RESOLUTION:

FP-Indef

APPROVED X; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

Albuquerque

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

New Mexico 87103 DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 24, 2005

GOLD
12TH
14TH
10TH
8TH
SILVER
PARK
K13
K14
SU-2
SU-3

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

August 17, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 12:15 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1001986
05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH,** zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12) **A TWO-YEAR SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. Project # 1004162
05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION)** zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/11/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-01275 Minor-SiteDev Plan Subd/EPC

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION)** zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] **[Russell Brito for Elvira Lopez, EPC Case Planner]** (E-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CORRECTION OF NORTH ARROW.**

3. Project # 1003585
05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES,** zoned 0-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] *[Deferred from 8/17/05]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

4. **Project # 1002861**
05DRB-01202 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] *[Deferred from 8/17/05]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

5. **Project # 1004341**
05DRB-01203 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD NW containing approximately 6 acre(s). (J-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

6. **Project # 1003551**
05DRB-01183 Major-Preliminary Plat Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: A PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1004173**
05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/10/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-01281 Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat Approval
05DRB-01120 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2,** zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] *[Listed under Project #1002962 in error] [Deferred from 8/3/05]* (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/17/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: USE OF A**

HAMMERHEAD REQUIRES FIRE AND SOLID WASTE APPROVAL. A PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

9. Project # 1003189
05DRB-01127 Major-Preliminary Plat Approval
05DRB-01129 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, TOWN OF ATRISCO GRANT (to be known as **AUTUMN VIEW SUBDIVISION**) zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s).*[Deferred from 8/3/05 & 8/17/05]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

10. Project # 1004300
05DRB-01080 Minor-SiteDev Plan BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). *[Deferred from 7/27/05 and 8/10/05 & 8/17/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

05DRB-01286 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT NAVARRETTE, ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [REF: 05DRB01080] *[Deferred from 8/17/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

11. Project # 1000631
05DRB-01287 Minor-SiteDev Plan Subd/EPC
05DRB-01288 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES, agent(s) for JEROME BETTMAN request(s) the above action(s) for all or a portion of Tract(s) A-2B and B-1, **JEANNEDALE, UNIT 5,** zoned SU-3 special center zone, located on UPTOWN BLVD NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s). [REF: AA-96-118, Z-72-65, 03EPC02043, 03EPC02042, 1002442] **[Carmen Marrone, EPC Case Planner]** (H-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR INTERNAL COMMENT SHEET MARKED UP AND ENTRANCE ON UPTOWN LOOP ROAD AND 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT TO SHOW WATERLINE EASEMENT, TO SHOW NEW 2-INCH METERBOX WITHIN RIGHT-OF-WAY AND TO TRANSPORTATION DEVELOPMENT FOR INTERNAL COMMENT SHEET MARKED UP AND ENTRANCE ON UPTOWN LOOP ROAD AND 3 COPIES OF THE SITE PLAN.**

05DRB-01282 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for 6401 UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2B and B-1, **DALE J BELLAMAH'S JEANNEDALE UNIT 5,** zoned SU-3 special center zone, located on AMERICAS PARKWAY NE, between UPTOWN BLVD NE and JEANNEDALE DR NE containing approximately 5 acre(s). [REF: AA-96-118 03EPC02043, 03EPC020] (H-18) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT TO ADD 20-FOOT WATERLINE EASEMENT, CHANGE STREET NAME, MAY NEED PRIVATE WATER/SEWER SERVICE EASEMENTS FOR BUILDING TO THE WEST AND TO TRANSPORTATION DEVLEOPMNT FOR RADIUS DEDICATION @ INTERSECTIONS, ADA EASEMENTS AND CROSS-ACCESS (WEST)(NORTH).**

12. **Project # 1003991**
05DRB-01293 Minor-SiteDev Plan Subd/EPC
05DRB-01294 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) A-1, **TOWN OF ATRISCO GRANT, UNIT 7,** zoned SU-1 FOR C-1 WITH DRIVE UP PHARMACY & RLT, located on SNOW VISTA BLVD SW, between SAGE RD SW and BENAVIDES RD SW containing approximately 14 acre(s). [REF: 05EPC00365, 05EPC00366, 05EPC00367] **[Russell Brito for Elvira Lopez, EPC Case Planner]** *[Deferred from 8/17/05]* (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/31/05.**

13. **Project # 1004353**
05DRB-01285 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 6, **SANTA FE @ THE TRAILS UNIT 2,** zoned R-D residential and related uses zone, developing area, located on WOODMONT NW, between RAINBOW BLVD NW and OAKRIDGE NW containing approximately 20 acre(s). [Listed under Project #1002962 in error] (C-9) **SITE PLAN FOR SUBDIVISION WS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] *[Deferred from 6/29/05 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05 & indef deferred on a no show 8/17/05]* (D-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

15. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK,** zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). *[Was Indef Deferred on 4/7/04 on a no show] [Deferred from 8/10/05]* (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO DETERMINE IF ENVIRONMENTAL HEALTH HAS APPROVED THE ABATEMENT MEASURES FOR THE LANDFILL.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

16. **Project # 1004177**
05DRB-01280 Minor-Subd Design (DPM) Variance

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for all or a portion of Tract(s) 10-13, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on IRVING BLVD NW, between VENTANA RIDGE RD NW and containing approximately 74 acre(s). [REF: 05DRB01122, 01123, 01124, 00783] (B-8) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1002960**
05DRB-01284 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) K, **SUNDORO SOUTH, UNIT 2,** zoned SU-2 FOR RLT, located on 98TH STREET NW, between LADERA BLVD NW and I-40 NW containing approximately 6 acre(s). [REF: 05DRB-00109] (J-8/9) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EXCHANGE WITH NMDOT AND TO RECORD PLAT AND TO PARKS FOR MAINTENANCE OF PCD EASEMENT.**

18. **Project # 1003982**
05DRB-01283 Minor-Prelim&Final Plat Approval

WILKS CO. agent(s) for TAIHI & MARYANN JONES request(s) the above action(s) for Tract(s) A-15-M5-17 and A-15-M5-16, **LANDS OF TAIHI & MARYANN JONES,** zoned SU-2 NCR, located on WALTER NE, between MOUNTAIN RD NE and KINLEY AVE NE containing approximately 1 acre(s). [REF: 05DRB00338] (J-15) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004058**
05DRB-01268 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for SANDIA FOUNDATION, PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, LOMAS & BROADWAY and Tract(s) P-1, LANDS OF NEW MEXICO CREDIT CORP., UNIT 2 (to be known as **LANDS OF SANDIA FOUNDATION**) zoned SU-2 M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: ZA-87-241, DRB-93-164, DRB-90-186, 05DRB00486] (J-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003672**
05DRB-00704 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT)** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] *(Deferred from 5/4/05 & 5/18/05 & 5/25/05) [Final Plat Indef Deferred for SIA]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT LANGUAGE ACROSS LOT 6-P1 AND TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. Project # 1004361
05DRB-01247 Minor-Sketch Plat or Plan

G. DONALD DUDLEY ARCHITECT agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 4 and 5, Block(s) 001, MONTGOMERY HEIGHTS (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between CARLISLE NE and WELLESLY NE containing approximately 1 acre(s). (G-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Project # 1004369
05DRB-01279 Minor-Sketch Plat or Plan

RICHARD L GONZALES request(s) the above action(s) for all or a portion of Lot(s) 24-39, Block(s) 3, WEST PARK (to be known as **COUNTRY CLUB TOWNHOMES**) zoned C-2 community commercial zone, located on CENTRAL SW, between NEW YORK SW and GOLF COURSE containing approximately 2 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for August 3, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 3, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:15 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002861 **AGENDA ITEM NO: 4**

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:
Minor plat comments (must be addressed prior to Final Plat).
An approved drainage report dated 7-22-05 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___ 8/24/05

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 17, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002861 AGENDA#: 4 DATE: 8.17.05

1. Name: Martin Gonzales Address: Albuq Egyt Zip: _____
2. Name: Chris Callott Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

Project # 1002861
05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Raynolds Addition NA (R).
APS	No comments received.
Police Department	

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Lighting issues- Adequate lighting should be placed to illuminate all parking, pedestrian and building entrances and should not conflict with planned landscaping. Other: Each unit should provide window access/visibility to all parking areas, walkways and adjacent building access points.

Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.

QWEST — comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer — An approved drainage report is required for Preliminary Plat approval.

Transportation Development

What is on the other side of the alley? Is the alley paved? Where are the improvements to the alley? Unclear as to how private easement 1 will work? Isn't private easement 2 going to be paved? Why is this narrower? Fire Department must review the layout. Are the private easements going to be gated? Provide exhibit of the streets and sidewalks along Silver and 9th. Does the alley entrance need to be modified?

Parks & Recreation

This development will be subject to Impact Fees for Parks, Recreation, Trails and Open Space due at building permit.

Utilities Development

Comments on infrastructure list. Must build sanitary sewer lines in 9th Street and Silver. Public water/sewer easement in access easement must be 25' wide. See Availability Statement dated August 5, 2005. I believe Notes 1 & 2 are mislabeled.

Planning Department — The Zone Code requires a Site Plan & Landscaping Plan approved by the Planning Director (in this case, Richard Sertich) for SU-3 zoning. Please submit a copy of this document to the DRB Chair.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $340 a building permit is obtained by December 30, 2005, $669 if a permit is obtained prior to December 29, 2006, and the full impact fee of $999 would be payable thereafter.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Infill Solutions Development, 728-B Silver Ave SW, 87102
ABQ Engineering Inc., 6739 Academy Rd NE, Suite #130, 87109

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 17, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986 05DRB-01194 Major-Two Year SIA	MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH,** zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)
Project # 1004162 05DRB-01193 Major-Preliminary Plat Approval 05DRB-01195 Minor-Subd Design (DPM) Variance 05DRB-01197 Minor-Sidewalk Waiver 05DRB-01198 Minor-Temp Defer SDWK	JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION)** zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)
Project # 1003585 05DRB-01191 Major-Vacation of Pub Right-of-Way 05DRB-01190 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES,** zoned 0-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)
Project # 1002861 05DRB-01202 Major-Preliminary Plat Approval	ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004341
05DRB-01203 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD NW containing approximately 6 acre(s). (J-10)

Project # 1004173
05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

Project # 1003551
05DRB-01183 Major-Preliminary Plat Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.

[redacted]TY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

July 28, 2005

TO: Barbara Grothus and Debbie Foster, Raynolds Addition Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately point six five (.65) acre(s): Major Preliminary Plat Approval for a proposed twenty-nine lot subdivision – "Southern Union Gas Lofts II".**

Proposed by: **Albuquerque Engineering, Inc. at 255-7802**
Agent for: **Infill Solutions Development**

For property located: **On or near 9th Street SW between Silver Avenue SW and 8th Street SW.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The case number(s) assigned is: **05DRB- 01202, Project # 1002861.**

City Planning accepted application for this request on **July 22, 2005**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, August 17, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 17, 2005
Zone Atlas Page: K-13-Z
Notification Radius: 100 Ft.

Project# 1002861
App# 05DRB-01202

Cross Reference and Location:

Applicant: INFILL SOLUTIONS DEVELOPMENT
Address: 728-B SILVER AVE SW
ALBUQUERQUE NM 87102

Agent: ABQ ENGINEERING, INC
Address: 6739 ACADEMY RD NE, STE# 130
ALBUQUERQUE NM 87109

Special Instructions:

Notice must be mailed from the
City's 15 day prior to the meeting.

Date Mailed: JULY 29, 2005

Signature: KYLE TSETHLIKAI

R E C O R D S W I T H L A B E L S PAGE 1

101305749641613209 LEGAL: 016R AYNO LDS ADD LOT 5X6 LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: CALLAHAN RICHARD JAMES &
OWNER ADDR: 00908 GOLD AV SW ALBUQUERQUE NM 87102

101305750141513208 LEGAL: W23' OF LOT 3 & ALL OF LOT 4 BLK 16 RAYNOLDS ADDN LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: HOCHSTATTER MARGARET ANN
OWNER ADDR: 00906 GOLD AV SW ALBUQUERQUE NM 87102

101305750641413207 LEGAL: 001 016R NOLDS ADD & L2 & E2 FT L3 P FRACTION BLK L LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: 900 GOLD LLC
OWNER ADDR: 00900 GOLD AV SW ALBUQUERQUE NM 87102

101305751641213314 LEGAL: 011 046N EW MEX TOWNSITE & L12 LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: SANDOVAL JOSE A & THERESA L
OWNER ADDR: 00000 ESPANOLA NM 87532

101305752141113313 LEGAL: 009 046N EW MEX TOWNSITE & L10 LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: GOODWIN MICHAEL P
OWNER ADDR: 00822 GOLD AV SW ALBUQUERQUE NM 87104

101305752541013312 LEGAL: 008 046N EW MEX TOWNSITE & W1/2 L7 LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: KIRK BARRY
OWNER ADDR: 00405 LAGUNA SW ALBUQUERQUE NM 87104

101305752740913311 LEGAL: 006 046N MT ADD LT 6 E 1/2 OF LT 7 BLK 46 LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: BRIGHT LIGHT FOUNDATION INC
OWNER ADDR: 06719 ACADEM;Y RD NE ALBUQUERQUE NM 87109

101405700640822010 LEGAL: 003 046N .M.T. ADD L3THRU L5 LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: BRIGHT LIGHT FOUNDATION INC
OWNER ADDR: 06719 ACADEMY RD NE ALBUQUERQUE NM 87109

101405701540922009 LEGAL: 001 046N .M.T. ADD N 92 FT L1 &L2 LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: HICKS LAURIE M & LARSON
OWNER ADDR: 00215 8TH ST SW ALBUQUERQUE NM 87102

101305749440013204 LEGAL: 017 016R NOLDS ADD & L18 LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: ROMERO RICHARD & MARGARET LOCK
OWNER ADDR: 00907 SILVER AV SW ALBUQUERQUE NM 87102

101405701440122008 LEGAL: 001 046N .M.T. ADD S 50 FT L1 & L2 LAND USE:
PROPERTY ADDR: 00000 08TH
OWNER NAME: HICKS LAURIE M & LARSON
OWNER ADDR: 00215 8TH ST SW ALBUQUERQUE NM 87102

R E C O R D S W I T H L A B E L S PAGE 2

101305749939913205 LEGAL: LOTS 15 & 16 BLK 16 RAYNOLDS ADDN LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: GROTHUS BARBARA JANE
OWNER ADDR: 00905 SILVER SE ALBUQUERQUE NM 87102

101305750439813206 LEGAL: 013 016R NOLDS ADD & L14 LAND USE:
PROPERTY ADDR: 00000 09TH
OWNER NAME: STOLLER JOHN E ETUX
OWNER ADDR: 01125 VISTA GRANDE NW ALBUQUERQUE NM 87105

101305751439713301 LEGAL: 046N MT L TS 23+24 + LTS 23+24 BLK 17 RAYNOLDS LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101305751839713302 LEGAL: W 12 1/2 FT OF LT21& ALL LT22 BLK46 NMT ADDN & W121 LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101305752239613303 LEGAL: 020 046N EW MEX TOWNSITE & E1/2 L21 LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101305752339513304 LEGAL: 019 046N EW MEX TOWNSITE & W1/2 L18 LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101305752739413305 LEGAL: 017 046N MT ADD LT 17 AND E1/2 LT 18 LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101405701140026218 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101405701339926201 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101405701139926217 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

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101405701139626206	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101405700939726211	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101405701139626209	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101405701039626210	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101405701139526208	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101405701239626207	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE			
101305749037912510	LEGAL: 005 019R NOLDS ADD & L6	LAND USE:		
	PROPERTY ADDR: 00000 SILVER			
	OWNER NAME: ANDERSON SHIRLEY M L			
	OWNER ADDR: 03108 HYDER	SE ALBUQUERQUE NM		87106
101305749537812509	LEGAL: 019R AYNO LDS ADDN LTS 3X4	LAND USE:		
	PROPERTY ADDR: 00000 SILVER			
	OWNER NAME: KENNEMER DONALD J & BEVERLY			
	OWNER ADDR: 02703 CANDELARIA	RD NW ALBUQUERQUE NM		87107
101305750138112508	LEGAL: 019R AYNO LDS N1/2 LTS 1X2	LAND USE:		
	PROPERTY ADDR: 00000 SILVER			
	OWNER NAME: COLLADO ANGEL B & ESTHER J			
	OWNER ADDR: 01331 PARK	AV SW ALBUQUERQUE NM		87102
101305751238912611	LEGAL: 011 018R AYNOLDS N PORT L11 L12	LAND USE:		
	PROPERTY ADDR: 00000 9TH			
	OWNER NAME: JOURNAL PUBLISHING COMPANY			
	OWNER ADDR: 00000	ALBUQUERQUE NM		87103
101305751638512610	LEGAL: 009 018R AYNOLDS X LOT 10	LAND USE:		
	PROPERTY ADDR: 00000 SILVER			
	OWNER NAME: JOURNAL PUBLISHING CO			
	OWNER ADDR: 00000	ALBUQUERQUE NM		87103
101305752138412609	LEGAL: 018R AYNO LDS LTS 7X8XPORT LT7 BLK 60 NMT ADDN	LAND USE:		
	PROPERTY ADDR: 00000 SILVER			
	OWNER NAME: JOURNAL PUBLISHING CO			
	OWNER ADDR: 00000	ALBUQUERQUE NM		87103
101305752638412608	LEGAL: LOTS 5 & 6 BLK 60 NEW MEXICO TOWN CO ORIGINAL TOWN	LAND USE:		
	PROPERTY ADDR: 00000 SILVER			
	OWNER NAME: JOURNAL PUBLISHING CO			
	OWNER ADDR: 00000	ALBUQUERQUE NM		87103
101305752638312607	LEGAL: 018N MT3 X 4 BLK 60 FRACTIONAL OF LOT 3 X 4 BLK 18	LAND USE:		
	PROPERTY ADDR: 00000 SILVER			
	OWNER NAME: JOURNAL PUBLISHING COMPANY			
	OWNER ADDR: 00000	ALBUQUERQUE NM		87103
101405700536825806	LEGAL: 060N M T ADD LOTS 1 AND 2	LAND USE:		
	PROPERTY ADDR: 00000 SILVER			
	OWNER NAME: JOURNAL PUBLISHING CO			
	OWNER ADDR: 00000	ALBUQUERQUE NM		87103

101305750037512507	LEGAL: 002 019R NOLDS ADD S1/2 L1 & L2	LAND USE:		
	PROPERTY ADDR: 00000 09TH			
	OWNER NAME: TURBOV MITCHELL			
	OWNER ADDR: 00000	ALBUQUERQUE NM		87176
101305751138312612	LEGAL: 018R AYNO LDS ADDN SO PORT OF LOTS 11X12	LAND USE:		
	PROPERTY ADDR: 00000 09TH			
	OWNER NAME: JOURNAL ENTERPRISES INC			
	OWNER ADDR: 00000	ALBUQUERQUE NM		87103

101405701140026218	LEGAL: LOT 18 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS PROPERTY ADDR: 837 SILVER AVE SW OWNERS NAME: INFILL SOLUTIONS DEVELOPMENT LLC OWNERS ADDR: 9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701139926217	LEGAL: LOT 17 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS PROPERTY ADDR: 835 SILVER AVE SW OWNERS NAME: INFILL SOLUTIONS DEVELOPMENT LLC OWNERS ADDR: 9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701139826216	LEGAL: LOT 16 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS PROPERTY ADDR: 833 SILVER AVE SW OWNERS NAME: INFILL SOLUTIONS DEVELOPMENT LLC OWNERS ADDR: 9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701039826215	LEGAL: LOT 15 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS PROPERTY ADDR: 831 SILVER AVE SW OWNERS NAME: INFILL SOLUTIONS DEVELOPMENT LLC OWNERS ADDR: 9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701039726214	LEGAL: LOT 14 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS PROPERTY ADDR: 829 SILVER AVE SW OWNERS NAME: INFILL SOLUTIONS DEVELOPMENT LLC OWNERS ADDR: 9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405700939726213	LEGAL: LOT 13 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS PROPERTY ADDR: 827 SILVER AVE SW OWNERS NAME: INFILL SOLUTIONS DEVELOPMENT LLC OWNERS ADDR: 9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405700939626212	LEGAL: LOT 12 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS PROPERTY ADDR: 825 SILVER AVE SW OWNERS NAME: INFILL SOLUTIONS DEVELOPMENT LLC OWNERS ADDR: 9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114

101405700939726211	LEGAL: LOT 11 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	823 SILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701039626210	LEGAL: LOT 10 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	821ILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701139626209	LEGAL: LOT 9 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	819 SILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701139526208	LEGAL: LOT 8 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	817 SILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701239626207	LEGAL: LOT 7 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	815 SILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701139626206	LEGAL: LOT 6 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	811 SILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701139726205	LEGAL: LOT 5 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	809 SILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114

101405701239726204	LEGAL: LOT 4 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	807 SILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701239826203	LEGAL: LOT 3 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	805 SILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701339826202	LEGAL: LOT 2 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	803 SILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114
101405701339926201	LEGAL: LOT 1 PLAT OF SOUTHERN UNION GAS LOFTS ORIGINALSITE OF TOWN COMPANYS	
	PROPERTY ADDR:	801 SILVER AVE SW
	OWNERS NAME:	INFILL SOLUTIONS DEVELOPMENT LLC
	OWNERS ADDR:	9009 BONA TERRA LOOP NW ALBUQUERQUE NM 87114

"Attachment A"

Date of Request: July 12, 2005
Name: Martin Garcia
Phone: 255-7802 / Fax: 255-7902
Zone Map: K-13

RAYNOLDS ADDITION N.A. (RNA) "R"
***Barbara Grothus**
905 Silver SW/87102 842-8305 (h)
Debbie Foster
P.O. Box 7112/87194-7112 243-4865 (h)

<u>ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED"</u> BY O-92,
you are most welcomed to notify the following *"Unrecognized"*
neighborhood associations of this project.

<u>LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.</u>

planning.recognized.na.form(10/14/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

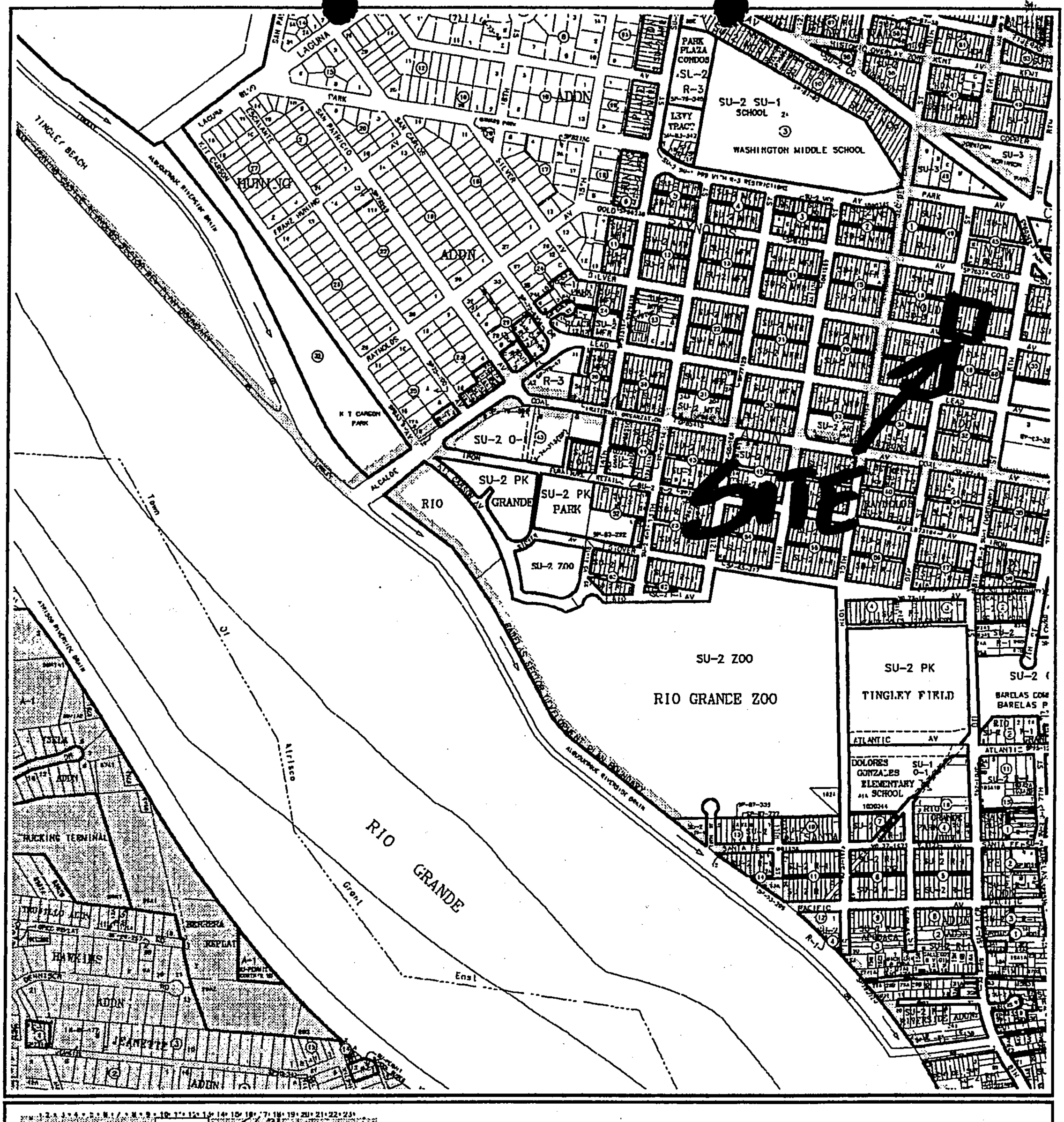
WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(Below this line for ONC use only)

Date of Inquiry: **7/12/05** Time Entered: **1:47pm** ONC Rep. Initials: **SW**



GRAPHIC SCALE IN FEET

250 0 750 1000

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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Zone Atlas Page

K-13-Z

Map Amended through November 01, 2003

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

July 21, 2005

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Southern Union Gas Lofts II Preliminary Plat Submittal
Zone Atlas Map Page K-13

Dear Chair:

ABQ Engineering, Inc. has been retained by Infill Solutions LLC to perform the design and platting for Southern Union Gas Lofts II. The subdivision is located on the Northeast corner of Ninth Street and Silver Avenue in Zone Map K-13.

Southern Union Gas Lofts II is proposed as a 29-lot subdivision. It will be accessed via a 26ft. wide private roadway that connects to an alley on the north side of the parcel. A portion of the subdivision will have primarily pedestrian access with limited vehicular access. This is because the type of residential development proposed is live/work lofts similar to Southern Union Gas Lofts I Subdivision adjacent to the east of this project. Submitted with this letter are 24 copies of the proposed preliminary plat, 24 copies of the grading and drainage plan, 24 copies of the infrastructure list, 24 copies of the zone atlas page, DRWS form, correspondence with neighborhood associations, and TIS/AQIA Form. The property is currently vacant.

Please schedule the subdivision before the DRB as soon as possible.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
25012

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

20

Complete 8-19-04
BS

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **04DRB-01137 (FP)** Project # **1002861**

Project Name: **SOUTHERN UNION GAS LOFTS**

Agent: ABQ ENGINEERING INC Phone No.: 255-7802

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/28/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): AGIS
- ☐ _____
- ☐ _____
- ☐ _____

☒ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: 8-19-04
-Tax printout from the County Assessor.

- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002861

1002861

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1002861

Subdivision Name: Southern Union Gas Lofts

Surveyor: David R Vigil

Company/Agent: North Star Surveying

Contact Person: _____ E-mail: _____

Phone: _____ Fax: _____

☒ DXF Received Date: 7/28/2004

☒ Hard-Copy Date: 8/18/2004

Coordinate system: ☐ NMSP Grid (NAD 83) ☐ NMSP Grid (NAD 27) ☒ Ground rotated to NMSP Grid ☐ Other

Thom A Gill — Approved

8/18/04 — Date

*The dxf file cannot be accepted at this time for the following reason(s):

7/28/04 - 1st hard copy has bad TIE (~850 ft SE of true location)

8/18/04 - TIE fixed

AGIS Use Only

Copied cov2861 to agiscov on 8/18/2004. Contact person notified on 8/18/2004

20

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

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- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

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- ☐ _____
- ☐ _____

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-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002861

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002861

Application Number: 04DRB-01137

DRB Date: 7/28/04

Item Number: 20

Subdivision: Southern Union Gas Lofts

Lots 13-16, Block 46, New Mexico Town Company Townsite

Zoning: SU-3

Zone Page: K-13

New Lots (or units) :

Request for:

- ☐ Sketch Plat Review & Comment
- ☐ Bulk Land Variance
- ☐ Site Development Plan for Subdivision
- ☐ Site Development Plan for Building Permit
- ☐ Preliminary Plat
- ☑ Final Plat
- ☐ Vacation of Public RoW
- ☐ Vacation of Public Easement
- ☐ Vacation of Private Easement
- ☐ Temp. Deferral of Sidewalk Construction
- ☐ Sidewalk Variance
- ☐ SIA Extension
- ☐ Other

Parks and Recreation Comments:

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002861 **AGENDA ITEM NO: 20**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Dev. Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Cost Allocation Plan

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:(x) EXTN:() AMEND:()

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

APPROVED ____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 28, 2004

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

July 28, 2004 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 12:35 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000583**
   04DRB-01016 Major-Two Year SIA

   MARK GOODWIN & ASSOCIATES PA agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) B-1-A AND B-1-B, **FOOTHILLS NORTH,** zoned C-2 community commercial zone, located on LOMAS BLVD NE, between TRAMWAY BLVD NE and CUMBRES ST NE containing approximately 4 acre(s). [REF: 02DRB-01022, 04DRB-01707, 04DRB-01652, 04DRB-01618, 04DRB-00772] (K-23) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003531**
04DRB-01034 Major-Street Name Change

AFRICAN AMERICAN ALLIANCE OF ALBUQUERQUE request(s) the above action(s) for a Street Name Change from **BASEHART AVENUE SE TO OWEN SMAULDING ROAD SE**, zoned SU-1, PDA, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and COAL AVE SE. (L-15) **DENIED.**

3. **Project # 1002529**
04DRB-01059 Major-Preliminary Plat Approval
04DRB-01060 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH,** zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] **[Makita Hill, EPC Case Planner]** *[Deferred from 7/28/04]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

4. **Project # 1003417**
04DRB-01056 Major-Preliminary Plat Approval
04DRB-01057 Minor-Subd Design (DPM) Variance
04DRB-01058 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] *[Deferred from 7/28/04]* (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1001182**
04DRB-01047 Major-Vacation of Pub Right-of-Way
04DRB-01048 Major-Vacation of Public Easements
04DRB-01049 Major-Preliminary Plat Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B, WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION,** zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506,02DRB-00337] *(Deferred from 7/28/04)* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION,** zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] *[Deferred from 7/14/04 & 7/28/04]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H,** zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] **[Juanita Vigil, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

7. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION,** zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04 & 7/21/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.**

8. **Project # 1002176**
04DRB-00960Major-PreliminaryPlat Approval
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04 & 7/21/04]* (L-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-01071 Minor-SiteDev Plan BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION,** zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04 & 7/21/04]* (L-23) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

9. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit

RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.,** zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ONE- WAY SIGN, CITY STANDARD DRAWING NUMBER FOR CURB CUTS AND PARALLEL INTERIOR PARKING STALLS 22 FEET AND PLANNING FOR SIGNAGE ON BUILDING.**

10. **Project # 1003548**
04DRB-01090 Minor-SiteDev Plan
BldPermit

JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE,** zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

11. **Project # 1003550**
04DRB-01094 Minor-SiteDev Plan BldPermit

DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). *[Indef deferred 7/21/04]* (C-18) **AN INFRASTRUCTURE LIST DATED 7/28/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDSCAPE LANGUAGE ON PLAN.**

12. **Project # 1000635**
04DRB-01092 Minor-SiteDev Plan Subd/EPC
04DRB-01093 Minor-SiteDev Plan BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH,** zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] **[Debbie Stover, EPC Case Planner]** *[Indef deferred 7/21/04]* (E-12) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPACT STUDY UPDATE**

04DRB-01121 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS, INC. agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH,** zoned SU-1 special use zone, FOR C-1 USES, located on MONTANO RD NW, between COORS BLVD. NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB-01092, 01093, 03DRB-00613, 03DRB-00454, 00455] (E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, ADD ADDITIONAL PUBLIC WATERLINE EASEMENT ON TRACT 38-2A2 FOR METER**

13. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS,** zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04 & Indef deferred 7/21/04]* (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

14. **Project # 1001096**
04DRB-01127 Minor-Extension of Preliminary Plat

SURV-TEK, INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF LLOYD LUZES GOFF,** zoned RO-1 rural and open zone, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS DR NE containing approximately 15 acre(s). [REF: 01410-0000-00294, DRB 96-40, 02DRB01421/03DRB01273] (E-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO SEPTEMBER 12, 2005.**

15. **Project # 1003175**
04DRB-01126 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for CURB. INC. request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUNGATE SUBDIVISION,** zoned R-2 residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [REF: 04DRB-00010, 04DRB-00011, 00012] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1000184**
04DRB-01111 Minor-Prelim&Final Plat Approval
04DRB-01112 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-7-A, **BANNER SQUARE ADDITION,** zoned SU-2/SU-1, located on BROADWAY BLVD NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 3 acre(s). [REF: 03DRB00442] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1001763**
04DRB-01136 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST,** zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB96-279, 02DRB00308, 309, 02DRB00856] *(Deferred from 7/28/04)* (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Deferred from 7/28/04)* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1000570**
04DRB-01139 Major-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for, **PARKWAY SUBDIVISION, UNIT 10,** zoned SU-2/R-LT, located on FORTUNA RD NW, between SANDY DR NW and SHEFFIELD PL NW containing approximately 8 acre(s). [REF: 02DRB01020, 02DRB00755, 02DRB01019, 0201567, 04DRB00270] (J-9) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1002861**
04DRB-01137 Major-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, NEW MEXICO TOWN COMPANY TOWNSITE, (to be known as **SOUTHERN UNION GAS LOFTS**) zoned SU-3 special center zone, located on 8TH ST SW, between 8TH ST SW and SILVER AVE SW containing approximately 1 acre(s). [REF: 03DRB01299] (K-13) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1003495**
04DRB-01123 Minor-Prelim&Final Plat Approval

PAUL BENNETT request(s) the above action(s) for all or a portion of Lot(s) 18 P1, **PASEO DE ESTRELLA SUBDIVISION,** zoned R-1 residential zone, located on VISTA DEL NORTE NE, between JEFFERSON NE and EDITH NE [REF: 04DRB00932] (E-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003505**
04DRB-01124 Minor-Prelim&Final Plat Approval

ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME,** zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). [REF: 04DRB-00956] (E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003567**
04DRB-01130 Minor-Prelim&Final Plat Approval

RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3,** zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). *(Deferred from 7/28/04)*(H-14) **DEFERRED TO 8/4/04.**

24. **Project # 1003570**
04DRB-01133 Minor-Prelim&Final Plat Approval

SURVEYING CONTROL, INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Tract(s) B-9E, **SEVEN BAR RANCH,** zoned SU-1 special use zone, located on ELLISON DR NW, between COORS BLVD BYPASS NW and CIBOLA LOOP NW containing approximately 17 acre(s). [REF: V-89-58] (A-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC AND DRY UTILITIES SIGNATURES.**

25. **Project # 1002731**
04DRB-01004 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION,** zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] [Final Plat was Indef. Deferred for SIA] (J-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

26. **Project # 1003571**
04DRB-01134 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 & 12-A-2, ATRISCO GRANT, **EL RANCHO GRANDE, UNIT 9B,** zoned R-LT residential zone, located on BLAKE RD SW, between AMOLE CHANNEL SW and 98TH ST SW containing approximately 36 acre(s). (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003565**
04DRB-01128 Minor-Sketch Plat or Plan

WILKS CO. agent(s) for ART GARDENSWARTZ REALTY request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 8, Unit(s) 1, **MIRAMONTES PARK,** zoned C-1 neighborhood commercial zone & C-2, located on SAN MATEO BLVD NE, between PHOENIX AVE. NE and CLAREMONT AVE. NE containing approximately 4 acre(s). [REF: ZA-88-53, (1002072)] (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003573**
04DRB-01138 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003039**
04DRB-01077 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **WILSHIRE ESTATES)** zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] [Was Indef Deferred on 7/21/04] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1003551**
04DRB-01095 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing approximately 5 acre(s). [Was Indef Deferred on 7/21/04] (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for July 14, 2004. THE DRB MINUTES FOR JULY 14, 2004 WERE APPROVED.

ADJOURNED: 12:35 P.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
7/22/04
Development Review Board
Comments

ITEM # 20

PROJECT # 1002861 APPLICATION #04-01137

RE: Southern Union Gas Lofts/final plat

Are there any changes since the preliminary plat was approved?

AGIS dxf approval is required before Planning signs the plat.

Above the owner's signature on the final plat, this language is required: "Said owner warrants that he holds complete & indefeasible title in fee simple to the land subdivided".

Sheran Matson, AICP DRB Chair
924-3880 fax 924-3864 smatson@cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

FEBRUARY 5, 2004

2. Project # 1002861
04DRB-00002 Major-Preliminary Plat

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE,** zoned SU-3, located on Silver Avenue SW between 8th Street SW and 9th Street SW containing approximately 1 acre(s). [REF: 03DRB-01299] (K-14)

At the February 4, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 2/4/04 and approval of the grading plan engineer stamp dated 10/23/03 the preliminary plat was approved.

If you wish to appeal this decision, you must do so by February 19, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Sheran Matson, AICP, DRB Chair

cc: Infill Solutions, 7620 Jefferson NE, 87109
ABQ Engineering Inc., 6739 Academy Rd NE, Suite 130, 87109
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

City of Albuquerque

CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002861 **AGENDA ITEM NO: 2**

SUBJECT:

(01) Sketch Plat/Plan	(05) Site Plan for Subd	(10) Sector Dev Plan
(02) Bulk Land Variance	(06) Site Plan for BP	(11) Grading Plan
(03) Sidewalk Variance	(07) Vacation	(12) SIA Extension
(03a) Sidewalk Deferral	(08) Final Plat	(13) Master Development Plan
(04) Preliminary Plat	(09) Infrastructure List	(14) Other

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report dated 10-23-03 is on file for Preliminary Plat approval.

RESOLUTION: signed I.L.

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 4, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

February 4, 2004 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Will Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: Adjourned:
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001122**
   04DRB-00008 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES request(s) the above action(s) for, **STONEBRIDGE SUBDIVISION UNIT 1,** zoned R-1 & SU-1 FOR R-2 USES, located on MCMAHON BLVD NW, between STONEBROOK PL NW and BANDELIER DR NW containing approximately 28 acre(s). [REF: 1001122, 01410-01298, 02DRB-00896, 03DRB-00389] [Deferred from 2/4/04] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/11/04.**

2. **Project # 1002861**
04DRB-00002-Major-Preliminary-Plat

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE,** zoned SU-3, located on Silver Avenue SW between 8th Street SW and 9th Street SW containing approximately 1 acre(s). [REF: 03DRB-01299] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/23/03 THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project # 1003175**
04DRB-00010 Major-Preliminary Plat Approval
04DRB-00011 Minor-Sidewalk Waiver
04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, LANDS OF SALAZAR FAMILY TRUST, EL RANCHO GRANDE UNIT 12 (to be known as **SUN GATE SUBDIVISION)** zoned R-2, located on BLAKE **RD** SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [Deferred from 2/4/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**

4. **Project # 1000570**
02DRB-01020 Major-Vacation of Public Easements
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10)** zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [Deferred from 1-7-04 & 1/21/04] (J-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7** AND TRACT A OF **PAINTED SKY, UNIT 1** AND TRACT 95 OF TOWN OF ATRISCO GRANT, (to be known as **PARKWAY UNIT 10),** zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 1-7-04 & 1/21/04] (J-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LOTS 3-P1, (10 FEET) AND 4-P1, (5 FEET), BLOCK 2. PADS NARROWED TO MEET SETBACKS AND CHANGE WORDING IN NOTE 1.**

5. **Project # 1002371**
03DRB-02150 Major-Bulk Land Variance
03DRB-02085 Minor-SiteDev Plan Subd/EPC
03DRB-02086 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN CHURCH WEST request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A, 1B and 1C, **ALBAN HILLS SUBDIVISION**, **UNIT 1 and** Tract A, **BOSQUE MEADOWS**, zoned SU-1 for R-2 with church related uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN containing approximately 17 acre(s). *[Deferred from 1/28/04]* (D-12) **BULK LAND VARIANCE WAS APPROVED. SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ROADWAY ENCROACHMENT INTO MRGCD EASEMENT AND PLANNING FOR EPC PLANNERS SIGNATURE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND M.R.G.C.D SIGNATURES AND PLANNING FOR THE 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

6. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1,** zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] *[Deferred from 1/14/04 & 1/28/04* & 2/4/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/25/04.**

7. **Project # 1002668**
03DRB-01889 Major-Vacation of Public Easements
03DRB-01888 Major-Preliminary Plat Approval
03DRB-01890 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA MAGNIFICA LLC request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) C, E & F, AND Block(s) 2, **VISTA MAGNIFICA** and Lot(s) B, Block(s) 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: 03EPC-01089, 03DRB-00811] [*Deferred from 1-7-04, 1-21-04 & 1/28/04 & 2/4/04]* (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. **Project # 1000162**
04DRB-00106 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for TIM WHITE request(s) the above action(s) for all or a portion of Lot(s) A-2, **LUECKING PARK COMPLEX,** zoned SU-1 for Restricted IP uses, located on PATHWAY AVE NE, between PAN AMERICAN HIGHWAY NE and the NORTH DIVERSION CHANNEL containing approximately 7 acre(s). [REF: 03DRB-01636, 03EPC-01667 & 01668] **[RUSSELL BRITO, EPC CASE PLANNER]** (G-16) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ZONING UPDATE ON TRACT A-2.**

9. **Project # 1000658** 04DRB-00034 Minor-SiteDev Plan BldPermit	OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT,** zoned SU-2 M-1, located on ALAMEDA NE, between ALAMEDA NE and JEFFERSON NE containing approximately 5 acre(s) [Was Indefinitely deferred] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RESOLVE ISSUE OF PUBLIC SANITARY SEWER SIZE AND TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, USE OF BUMPERS TO PREVENT PARKING OVERHANG AND NMDOT ACCESS PERMITS.**
04DRB-00103 Minor-Amnd SiteDev Plan BldPermit	JUDD CERVENAK agent(s) for OTONO PARTNERS, LLC C/O KNIGHT SEAVEY request(s) the above action(s) for all or a portion of Tract(s) F-1-A, **LOOP INDUSTRIAL DISTRICT, UNIT 1,** zoned SU-2 special neighborhood zone, M-1, located on ALAMEDA BLVD NE, between JEFFERSON ST. NE and SAN MATEO BLVD. NE containing approximately 5 acre(s). [REF: 04DRB-00034, 03DRB-01303 , 03DRB-00786 & 00787, 00DRB-00938, DRB-98-30, ZA-00-173] (C-17) **AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS, USE OF BUMPERS TO PREVENT PARKING OVERHANG AND NMDOT ACCESS PERMITS.**

10. **Project # 1000560**
04DRB-00089 Minor-Amnd SiteDev Plan Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER,** zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

04DRB-00028 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER,** zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] [Deferred from 1/21/04] (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project # 1000440**
04DRB-00105 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for INTERSTATE BUSINESS PARK LLC request(s) the above action(s) for all or a portion of Lot(s) 10, **INTERSTATE BUSINESS PARK,** zoned M-2, located on MIDTOWN PL NE, between YALE BLVD NE and MIDTOWN NE containing approximately 6 acre(s). [REF: 03DRB-0296, DRB-97-362] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ADDITION OF A PUBLIC DRAINAGE EASEMENT AND PLANNING FOR AGIS DXF FILE.**

12. **Project # 1000444**
04DRB-00081 Minor-Ext of SIA for Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s), **STONEBRIDGE SUBDIVISION, UNIT 3,** zoned R-1 residential zone, located on MCMAHON BLVD NW, between STONE MOUNTAIN RD NW and PEBBLE RD NW containing approximately 21 acre(s). [REF: DRB-98-351, DRB-99-114, 00DRB-01239] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

13. **Project # 1002775**
04DRB-00102 Minor-Prelim&Final Plat Approval

KEVIN & MARY MURTAGH request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **PEREA ADDITION,** zoned SU-2 TH, located on GRANITE NW, between MOUNTAIN NW and 12TH ST NW containing approximately 1 acre(s). [REF: 03DRB-01042, 03DRB-01703] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**

14. **Project # 1003131**
04DRB-00091 Minor-Prelim&Final Plat Approval

BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) B & C, Block(s) 29, **HUNING CASTLE ADDITION,** zoned R-T, located on SAN PATRICIO AVE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02068] (K-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU OF PARK DEDICATION AND PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003218**
04DRB-00104 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for RUTLEDGE HOMES request(s) the above action(s) for all or a portion of Lot(s) 46-A & 47-A, **THE CANYONS AT HIGH DESERT - UNIT 2,** zoned SU-2 HD/R-T, located on JUNIPER CANYON TRAIL NE, between HIGH CANYON TRAIL NE and CANYON BLUFF TRAIL NE containing approximately 1 acre(s). [REF: 1000542] (F-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1003217**
04DRB-00101 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract A, **LANDS OF PARADISE HEIGHTS** and the remainder of **PARADISE HEIGHTS, UNIT 5**. All of Lots 51 through 55, Block 4; Lots 1 through 5 and 10 through 14, Block 6; all of Block 7; Lots 1 through 13, Block 8; Lots 1 through 8 and Lots 22 through 45, Block 9; all of Block 10 through 17, **PARADISE HEIGHTS, UNIT 4.** All of Lots 9 through 14, Block 9, PARADISE HEIGHTS, UNIT 4. A PORTION OF Rockcliff Blvd NW, Brookline Blvd NW and Westside Blvd NW, TOGETHER WITH ALL OF Douglas Ave NW, Dooley St NW, Dimas St NW, Dillon St NW, Dowling St NW, Dodge Pl NW, Dunn Ave NW, Doolittle St NW, Doyle Ave NW, Dressler Ave NW, Drisdale Ave NW, Drum Ave NW, Driver Ave NW, Belleville St NW, Fair St NW, Navajo Dr NW, Pratt St NW, Ramsey St NW, Gates St NW, Frost St NW, Mason St NW and Gordon Ave NW, zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 123 acre(s). [REF: 1002643, SC5-72-23] (A-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for December 10, December 17, December 31, 2003 and January 7, January 14 and January 21, 2004. **DRB MINUTES FOR DECEMBER 10 AND DECEMBER 17, 2003 WERE APPROVED SUBJECT TO CHANGES BY THE BOARD. THE REMAINDER OF THE MINUTES WILL BE REVIEWED AT A LATER DATE.**

ADJOURNED: 11:00 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 4, 2004

Project # 1002861
04DRB-00002 Major-Preliminary Plat

ABQ ENGINEERING INC agent(s) or INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE,** zoned SU-3, located on Silver Avenue SW between 8th Street SW and 9th Street SW containing approximately 1 acre(s). [REF: 03DRB-01299] (K-14)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No comments received.

Zoning Enforcement — Reviewed, no comment.

Neighborhood Coordination

Letters sent to Barelas (R), Broadway Central Corridors Partnership, Inc., (R), Citizens Information Committee of Martineztown (R), Downtown Neighborhoods Assn. (R), Huning Highland Historic District Assn. (R), Santa Barbara-Martineztown Assn. (R) Neighborhood Associations as well as the following unrecognized associations, Huning Highland N.A., Raynolds Addition N.A., Downtown Action Team.

APS — No comments received.

Police Department — No comments received.

Fire Department — No adverse comments.

PNM Gas — Approves.

PNM Electric

PNM approves the Preliminary Plat with the addition of a 2' wide easement along the new alley line. That would be 4' from the original alley of line of 16'. We need this easement for the OH wires that overhang the property. An aerial easement would be workable if needed. Any questions call Jerry as shown below.

Comcast	No comments received
QWEST	No comments received
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received
Open Space Division	No adverse comments.

City Engineer

An approved grading and drainage plan is on file for Preliminary Plat approval.

Transportation Development

Plat should dedicate radius at Silver & Eighth. List maintenance and beneficiaries of access easement. What is width and condition of existing sidewalk? Is there a need for valley gutter in the public alley? Infrastructure list should include drive pad modifications on Silver and Eighth.

Parks & Recreation

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Utilities Development

Preliminary Plat cannot be approved at this time. I need an site plan approved by the Fire Marshall showing location of all required hydrants and required fire flows. Also need a public sewer line extension in Silver to serve the south row of lots. No availability statement was requested or issued.

Planning Department

No objection to the requested action providing the Downtown 2010 requirements have been met. A letter from the applicant to that effect is required for Planning's approval of the Preliminary Plat. Are there any walls or fences planned for this development?

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Infill Solutions, 7620 Jefferson St NE, 87109
ABQ Engineering Inc., 6739 Academy Rd NE, Suite 130, 87109

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, February 4, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001122
04DRB-00008 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES request(s) the above action(s) for, **STONEBRIDGE SUBDIVISION UNIT 1,** zoned R-1 & SU-1 FOR R-2 USES, located on MCMAHON BLVD NW, between STONEBROOK PL NW and BANDELIER DR NW containing approximately 28 acre(s). [REF: 1001122, 01410-01298, 02DRB-00896, 03DRB-00389] (A-12)

Project # 1002861
04DRB-00002 Major-Preliminary Plat

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE,** zoned SU-3, located on Silver Avenue SW between 8th Street SW and 9th Street SW containing approximately 1 acre(s). [REF: 03DRB-01299] (K-14)

Project # 1003175
04DRB-00010 Major-Preliminary Plat Approval
04DRB-00011 Minor-Sidewalk Waiver
04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **LANDS OF SALAZAR FAMILY TRUST,** zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). (N-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, January 19, 2004.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: FEBRUARY 4, 2004
Zone Atlas Page: K-14-Z
Notification Radius: 100 Ft.

Project# 1002861
App# 04DRB-00002

Cross Reference and Location: N/A

Applicant: INFILL SOLUTIONS
Address: 7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109

Agent: ABQ ENGINEERING INC.
Address: 6739 ACADEMY RD NE, STE# 130
ALBUQUERQUE NM 87109

Special Instructions:

Notice must be mailed from the
City's 15 day prior to the meeting.

Date Mailed: JANUARY 16, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____

Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
K-14	1014057	012-391	220-07	✓ mf	1013057	526-384	126	08 ✓ mf
		005-389	06	✓ mf		521-384		09 ✓ mf
K-13	1013057	527-394	133-05	✓ DMF		522-359		03 ✓
		523-395	04	✓ DMF		526-358		04 ✓
		522-396	03	✓ DMF	1014057	004-349	258	04 ✓ mf
		525-410	12	✓		006-355		05 ✓ mf
		527-409	11	✓ DMF		049-347	214	09 ✓
K-14	1014057	006-408	220-10	✓ mf				
		015-409	09	✓ mf				
		014-401	08	✓ mf				
		026-390	221-01	✓ mf				
		028-403	07	✓				
		016-426	228-05	✓ mf				
		010-428	04	✓ mf				
K-13	1013057	530-426	141-03	✓				
K-14	1014057	037-423	229-05	✓				
		022-369	213-09	✓ COA				
		005-368	258-06	✓ DMF				
K-13	1013057	526-383	126-07	✓ mf				

<mainframe@coa1mp3.cabq.gov>

01/13/04 03:52 PM

To:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1

01014057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
01014057012391220O7 LEGAL: LTS 13 & 14 BLK 46 NEW MEXICO TOWN COMPANY'S
ORIGI LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: GRAHAM RAY A
OWNER ADDR: 00000
ALBUQUERQUE NM 87120
01014057005389220O6 LEGAL: 015 046N M T ADD L 16
LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: GRAHAM RAY A III
OWNER ADDR: 00000
ALBUQUERQUE NM 87120
01013057527394133O5 LEGAL: 017 046N MT ADD LT 17 AND E1/2 LT 18
LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
01013057523395133O4 LEGAL: 019 046N EW MEX TOWNSITE & W1/2 L18
LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
01013057522396133O3 LEGAL: 020 046N EW MEX TOWNSITE & E1/2 L21
LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
01013057525410133l2 LEGAL: 008 046N EW MEX TOWNSITE & W1/2 L7
LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: KIRK BARRY
OWNER ADDR: 00405 LAGUNA SW
ALBUQUERQUE NM 87104
01013057527409133l1 LEGAL: 006 046N MT ADD LT 6 E 1/2 OF LT 7 BLK 46
LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: BRIGHT LIGHT FOUNDATION INC
OWNER ADDR: 06719 ACADEM;Y RD NE
ALBUQUERQUE NM 87109
01014057006408220l0 LEGAL: 003 046N .M.T. ADD L3THRU L5
LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: BRIGHT LIGHT FOUNDATION INC
OWNER ADDR: 06719 ACADEMY RD NE
ALBUQUERQUE NM 87109
01014057015409220O9 LEGAL: 001 046N .M.T. ADD N 92 FT L1 &L2

LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: HICKS LAURIE M & LARSON
OWNER ADDR: 00215 8TH ST SW
ALBUQUERQUE NM 87102
01014057014401220008 LEGAL: 001 046N .M.T. ADD S 50 FT L1 & L2
LAND USE:
PROPERTY ADDR: 00000 08TH
OWNER NAME: HICKS LAURIE M & LARSON
OWNER ADDR: 00215 8TH ST SW
ALBUQUERQUE NM 87102
01014057026390221O1 LEGAL: NLY POR LT 20 & ALL OF LTS 21-24 BLK 28 NEW
MEXICO LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: GRAHAM RAY A
OWNER ADDR: 00000
ALBUQUERQUE NM 87120
1 R E C O R D S W I T H L A B E L S PAGE
2
01014057028403221O7 LEGAL: 009 028N .M.T. ADD L 9THRU L 12
LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: DOMAIN SILVER SQUARE LTD PTNS
OWNER ADDR: 14901 QUORUM DR
DALLAS TX 75254
01014057016426228O5 LEGAL: 015 045N M T ADD L 13 THRU L 15
LAND USE:
PROPERTY ADDR: 00000 8TH
OWNER NAME: SANCHEZ RAYMOND G
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
01014057010428228O4 LEGAL: 016 045N .M.T. ADD & L17
LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: SANCHEZ RAYMOND G
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
01013057530426141O3 LEGAL: 0451 8 X 19 NMT ADDN
LAND USE:
PROPERTY ADDR: 00000 GOLD
OWNER NAME: LARSON DEBORAH L &
OWNER ADDR: 00215 8TH ST SW
ALBUQUERQUE NM 87102
01014057037423229O5 LEGAL: LTS 19 T HRU 23 BLK 21 EXC PORT OUT TO R/W NEW
MEXI LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: VENNGLIA FRANK & ANNA P
OWNER ADDR: 01806 STANFORD NE
ALBUQUERQUE NM 87102
01014057022369213O9 LEGAL: LOTS 5 T HRU 12 BLK 35 ORIG TOWNSITE OF
ALBUQUERQUE LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
01014057005368258O6 LEGAL: 060N M T ADD LOTS 1 AND 2
LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000
ALBUQUERQUE NM 87103

0101305752638312607 LEGAL: 018N MT3 X 4 BLK 60 FRACTIONAL OF LOT 3 X 4 BLK 18 LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING COMPANY
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101305752638412608 LEGAL: LOTS 5 & 6 BLK 60 NEW MEXICO TOWN CO ORIGINAL TOWN LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101305752138412609 LEGAL: 018R AYNO LDS LTS 7X8XPORT LT7 BLK 60 NMT ADDN LAND USE:
PROPERTY ADDR: 00000 SILVER
OWNER NAME: JOURNAL PUBLISHING CO
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101305752235912603 LEGAL: 0170 18 R AYNOLDS L18 & L19
LAND USE:
PROPERTY ADDR: 00000 LEAD
OWNER NAME: ROMERO RICHARD M & KEITH R &
OWNER ADDR: 00907 SILVER SW
ALBUQUERQUE NM 87102
1 R E C O R D S W I T H L A B E L S PAGE 3
0101305752635812604 LEGAL: 018L OT15 X16 RAYNOLDS SUB
LAND USE:
PROPERTY ADDR: 00000 LEAD
OWNER NAME: GILBERT ARTHUR ETUX
OWNER ADDR: 00805 LEAD AV SW
ALBUQUERQUE NM 87102
0101405700434925804 LEGAL: THE SLY 77.5 FT OF LTS 13 X 14 BLK 18 REYNOLDS ADD LAND USE:
PROPERTY ADDR: 00000 8TH
OWNER NAME: GILBERT DOLORES C & ANTONIO J
OWNER ADDR: 00805 LEAD AV SW
ALBUQUERQUE NM 87102
0101405700635525805 LEGAL: 018N LY 6 4.5 FT OF LOTS 13 X 14 REYNOLDS ADD LAND USE:
PROPERTY ADDR: 00000 8TH
OWNER NAME: GALLEGOS YOLANDA R &
OWNER ADDR: 00315 8TH ST SW
ALBUQUERQUE NM 87102
0101405704934721409 LEGAL: TR A N M TOWN COMPANY'S ORIGINAL TOWNSITE, SUMMARY LAND USE:
PROPERTY ADDR: 00000 LEAD
OWNER NAME: SWP REMIC PROPERTIES II INC
OWNER ADDR: 00000
SCOTTSDALE AZ 85261

.
QUIT

DOWNTOWN CORE OF NEIGHBORHOOD ASSOCIATIONS LIST

Updated: October 13, 2003

BARELAS NEIGHBORHOOD ASSOCIATION. (R)

Robert Vigil
919 Santa Fe SW/87102
243-0413 (h)

Michael Garcia
421 Pacific Ave. SW/87102
243-5707 (h)

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. (R)

Leof T. Strand
P.O. Box 2225/87103 247-2341 (w)

Margaret T. Keener
312 Central Ave. SE/87102 842-5030 (w)

CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN (R)

Jess R. Martinez
501 Edith NE/87102 228-0102 (h)

Frank H. Martinez
501 Edith NE/87102 243-5267 (h)

DOWNTOWN NEIGHBORHOODS ASSOCIATION (R)

Perry Wilkes
718 Mountain Rd. NW/87102 842-8626 (h)

Joe Sackett
905 Fruit Ave. NW/87102 247-8679 (h)

HUNING HIGHLAND HISTORIC DISTRICT ASSOCIATION (R)

Charles Incendio
201 High St. NE/87102 242-1284 (h)

Steve Charnas
c/o Sutin Thayer & Browne,
P.O. Box 1945/87103 8833425 (w)

RAYNOLDS ADDITION NEIGHBORHOOD ASSOCIATION (R)

Barbara Grothus
905 Silver SW/87102
842-8305 (h)

Debbie Foster
P.O. Box 7112/87194-7112
243-4865 (h)

SANTA BARBARA-MARTINEZTOWN ASSOCIATION (R)

Christina Chavez-Apodaca
517 Marble NE/87102
459-4521 (cell)

Robert Sanchez
508 Aspen NE/87102
243-9271 (h)

PLEASE NOTE: ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY THE O-92 ORDINANCE, the associations listed below are "Unrecognized" associations/groups and don't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

HUNING HIGHLAND NEIGHBORHOOD ASSOCIATION

Bill Hoch
205 Highland Park Cir. SE/87102 242-7338 (h)

Ann Carson
416 Walter SE/87102 242-1143 (h)

DOWNTOWN ACTION TEAM

Luisa Lindsey
111 5th St. SW/87102 243-2230 (w)

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 2003

Martin Garcia, P.E.
ABQ Engineering
1631 Eubank Blvd. NE
Albuquerque, NM 87112

Re: Southern Gas Company Silver Lots Subdivision, 8th St. and Silver Ave., Preliminary Plat

Engineer's Stamp dated 10-23-03 (K14/D88)

Dear Mr. Garcia,

Based upon the information provided in your submittal received 10-24-03, the above referenced plan is approved for Preliminary Plat action by the DRB.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

BWB

C: Bradley Bingham
file

Project# 1002861

INFILL SOLUTIONS
7620 JEFFERSON ST NE
ALBUQUERQUE NM 87109

ABQ ENGINEERING, INC.
6739 ACADEMY RD NE, STE# 130
ALBUQUERQUE NM 87109

ROBET VIGIL
Barelas Neigh. Assoc.
919 SANTA FE SW
ALBUQUERQUE NM 87102

MICHAEL GARCIA
Barelas Neigh. Assoc.
421 PACIFIC AVE SW
ALBUQUERQUE NM 87102

LEOF T. STRAND
Broadway Central Corridor Partnership
PO BOX 2225
ALBUQUERQUE NM 87103

MARGARET T. KEENER
Broadway Central Corridor Partnership
312 CENTRAL AVE SE
ALBUQUERQUE NM 87102

JESS R. FRANK
Citizens Info. Comm. Of Martineztown
501 EDITH BLVD NE
ALBUQUERQUE NM 87102

FRANK H. MARTINEZ
Citizens Info. Comm. Of Martineztown
501 EDITH BLVD NE
ALBUQUERQUE NM 87102

PERRY WILKES
Downtown Neigh. Assoc.
718 MOUNTAIN RD NW
ALBUQUERQUE NM 87102

JOE SACKETT
Downtown Neigh. Assoc.
905 FRUIT AVE NW
ALBUQUERQUE NM 87102

CHARLES INCENDIO
Huning Highland Historic District Assoc.
201 HIGH ST NE
ALBUQUERQUE NM 87102

STEVE CHARNAS
C/O SUTIN THAYER & BROWNE
Huning Highland Historic District Assoc.
PO BOX 1945
ALBUQUERQUE NM 87103

BARBARA GROTHUS
Raynolds Addition Neigh. Assoc.
905 SILVER SW
ALBUQUERQUE NM 87102

DEBBIE FOSTER
Raynolds Addition Neigh. Assoc.
PO BOX 7112
ALBUQUERQUE NM 87194-7112

CHRISTINA CHAVEZ-APODACA
Santa Barbara-Martineztown Assoc.
517 MARBLE NE
ALBUQUERQUE NM 87102

ROBERT SANCHEZ
Santa Barbara-Martineztown Assoc.
508 ASPEN NE
ALBUQUERQUE NM 87102

BILL HOCH
Huning Highland Neigh. Assoc.
205 HIGHLAND PARK CIR. SE
ALBUQUERQUE NM 87102

ANN CARSON
Huning Highland Neigh. Assoc.
416 WALTER SE
ALBUQUERQUE NM 87102

LUISA LINDSEY
Downtown Action Team
111 5TH ST SW
ALBUQUERQUE NM 87102

101405701239122007

GRAHAM RAY A
ONE WIND NW
ALBUQUERQUE NM 87120

101305752739413305

JOURNAL PUBLISHING CO
GENERAL DELIVERY
ALBUQUERQUE NM 87103

101305752541013312

101305752740913311

101405701440122008

KIRK BARRY
405 LAGUNA SW
ALBUQUERQUE NM 87104

BRIGHT LIGHT FOUNDATION INC
6719 ACADEM;Y RD NE
ALBUQUERQUE NM 87109

HICKS LAURIE M & LARSON
215 8TH ST SW
ALBUQUERQUE NM 87102

101405702840322107

101405701642622805

101305753042614103

DOMAIN SILVER SQUARE LTD PTNS
14901 QUORUM DR
DALLAS TX 75254

SANCHEZ RAYMOND G
GENERAL DELIVERY
ALBUQUERQUE NM 87103

LARSON DEBORAH L &
215 8TH ST SW
ALBUQUERQUE NM 87102

101405703742322905

101305752235912603

101305752635812604

VENNGLIA FRANK & ANNA P
1806 STANFORD NE
ALBUQUERQUE NM 87102

ROMERO RICHARD M & KEITH R &
907 SILVER SW
ALBUQUERQUE NM 87102

GILBERT ARTHUR ETUX
805 LEAD AV SW
ALBUQUERQUE NM 87102

101405700635525805

GALLEGOS YOLANDA R &
315 8TH ST SW
ALBUQUERQUE NM 87102

101405704934721409

SWP REMIC PROPERTIES II INC
GENERAL DELIVERY
SCOTTSDALE AZ 85261

SITE
CENTRAL
TOWN
COMPANY'S ORIGINAL
TOWNSITE
HUNNINGS
HIGHLAND
EASTERN
SOUTH
ADDN
GRAND
COPPER
TIJERAS
LEAD
COAL
IRON
GOLD
SILVER
STOVER
HAZELDINE
MARQUETTE AV
ROMA AV
JOSEPH
MAIN FIELD WELL #1
MAIN FIELD WELL #2
SUNSHINE BLDG.
OCCIDENTAL LIFE INSURANCE BLDG.
FIRST BAPTIST CHURCH
LADIES OF THE MAIN FIELD WELL #2
FIRST PLAZA
LA POSADA HOTEL
KIMO THEATRE
ALVARADO TRANSPORTATION CENTER
UNION DEPOT FRONTAGE
AT & SF
USFS
M-1
SU-3
SU-2 HC
SU-2 NCR
SU-2 MR
SU-2 LCR
SU-2 R-1
SU-2 0-1
SU-2 SU-1
SU-2 C-2
SU-2 C-3
SU-2 RO
SU-2 NCR ADDN
SU-2 HC ADDN
SU-2 MR EASTERN
SU-2 MR JESUS
SU-2 MR APODACA
SU-2 MR DAVIS ADDN
SU-2 MR PLACE
SU-2 MR SUPERIOR
SU-2 MR PK
SU-2 HC HIGHLAND
SU-2 NCR HIGHLAND
SM:R-G
SM:SU-1 UTILITY SUBSTATION
SM:SU-1 ELEMENTARY SCHOOL
SM:SU-1 PARK
SM:R-LT
SM:O-1
SU-1 HOSPITAL & RELATED USES & H
SU-1 PUD
SU-1 FOR LIMITED MANUFACTURING SEE OZ/PC-01136
SU-1 FOR A FOOD PROCESSING FACILITY
SU-1 DRIVE
SU-1 PARK
SU-1 PARK AND RIDE
SU-3 A1
SU-3 A2
SU-3 A3
SU-3 ADDN
SU-3 PROPERTIES
SU-3 27A1
SU-3 124
SU-3A
SU-3 B1
SU-3 B2
SU-3 C1
SU-3 C2
SU-3 D1
SU-3 D2
SU-3 NO 13
SU-3 NO 14
SU-3 NO 15
SU-3 NO 16
SU-3 NO 17
SU-3 NO 18
SU-3 NO 19
SU-3 NO 20
SU-3 NO 21
SU-3 NO 22
SU-3 NO 23
SU-3 NO 24
SU-3 NO 25
SU-3 NO

FORM S(2): SUBDIVISION / D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

__ **1** copy of each of the following items
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DAMIAN D. GARCIA
Applicant name (print)

12/31/03.
Applicant signature / date

Form revised APRIL 2003

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB-_____-00002
_____-_____-_____
_____-_____-_____

1/5/04
Planner signature / date

Project # 1002861

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 4, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001122
04DRB-00008 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES request(s) the above action(s) for, **STONEBRIDGE SUBDIVISION UNIT 1,** zoned R-1 & SU-1 FOR R-2 USES, located on MCMAHON BLVD NW, between STONEBROOK PL NW and BANDELIER DR NW containing approximately 28 acre(s). [REF: 1001122, 01410-01298, 02DRB-00896, 03DRB-00389] (A-12)

Project # 1002861
04DRB-00002 Major-Preliminary Plat

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE,** zoned SU-3, located on Silver Avenue SW between 8th Street SW and 9th Street SW containing approximately 1 acre(s). [REF: 03DRB-01299] (K-14)

Project # 1003175
04DRB-00010 Major-Preliminary Plat Approval
04DRB-00011 Minor-Sidewalk Waiver
04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **LANDS OF SALAZAR FAMILY TRUST,** zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). (N-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, January 19, 2004.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

UNITED STATES POSTAGE
PITNEY BOWES
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DALLAS TX
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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1001122
04DRB-00008 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES request(s) the above action(s) for, **STONEBRIDGE SUBDIVISION UNIT 1,** zoned R-1 & SU-1 FOR R-2 USES, located on MCMAHON BLVD NW, between STONEBROOK PL NW and BANDELIER DR NW containing approximately 28 acre(s). [REF: 1001122, 01410-01298, 02DRB-00896, 03DRB-00389] (A-12)

Project #-1002861
04DRB-00002 Major-Preliminary Plat

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE,** zoned SU-3, located on Silver Avenue SW between 8th Street SW and 9th Street SW containing approximately 1 acre(s). [REF: 03DRB-01299] (K-14)

Project # 1003175
04DRB-00010 Major-Preliminary Plat Approval
04DRB-00011 Minor-Sidewalk Waiver
04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **LANDS OF SALAZAR FAMILY TRUST,** zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). (N-9)

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PLANNING DEPARTMENT

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UNITED STATES POSTAGE PITNEY BOWES

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SANCHEZ RAYMOND G
GENERAL DELIVERY
ALBUQUERQUE NM 87103

JAN 30 2003

87103/1233

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1001122
04DRB-00008 Major-Two Year SIA

BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES request(s) the above action(s) for, **STONEBRIDGE SUBDIVISION UNIT 1,** zoned R-1 & SU-1 FOR R-2 USES, located on MCMAHON BLVD NW, between STONEBROOK PL NW and BANDELIER DR NW containing approximately 28 acre(s). [REF: 1001122, 01410-01298, 02DRB-00896, 03DRB-00389] (A-12)

Project # 1002861
04DRB-00002 Major-Preliminary Plat

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, **NEW MEXICO TOWN COMPANY TOWNSITE,** zoned SU-3, located on Silver Avenue SW between 8th Street SW and 9th Street SW containing approximately 1 acre(s). [REF: 03DRB-01299] (K-14)

Project # 1003175
04DRB-00010 Major-Preliminary Plat Approval
04DRB-00011 Minor-Sidewalk Waiver
04DRB-00012 Minor-Temp Defer SDWK

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **LANDS OF SALAZAR FAMILY TRUST,** zoned R-2, located on BLAKE RD SW, between GIBSON BLVD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). (N-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, January 19, 2004.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT

RETURN TO SENDER
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SWP REMIC PROPERTIES II INC
GENERAL DELIVERY
SCOTTSDALE AZ [redacted]

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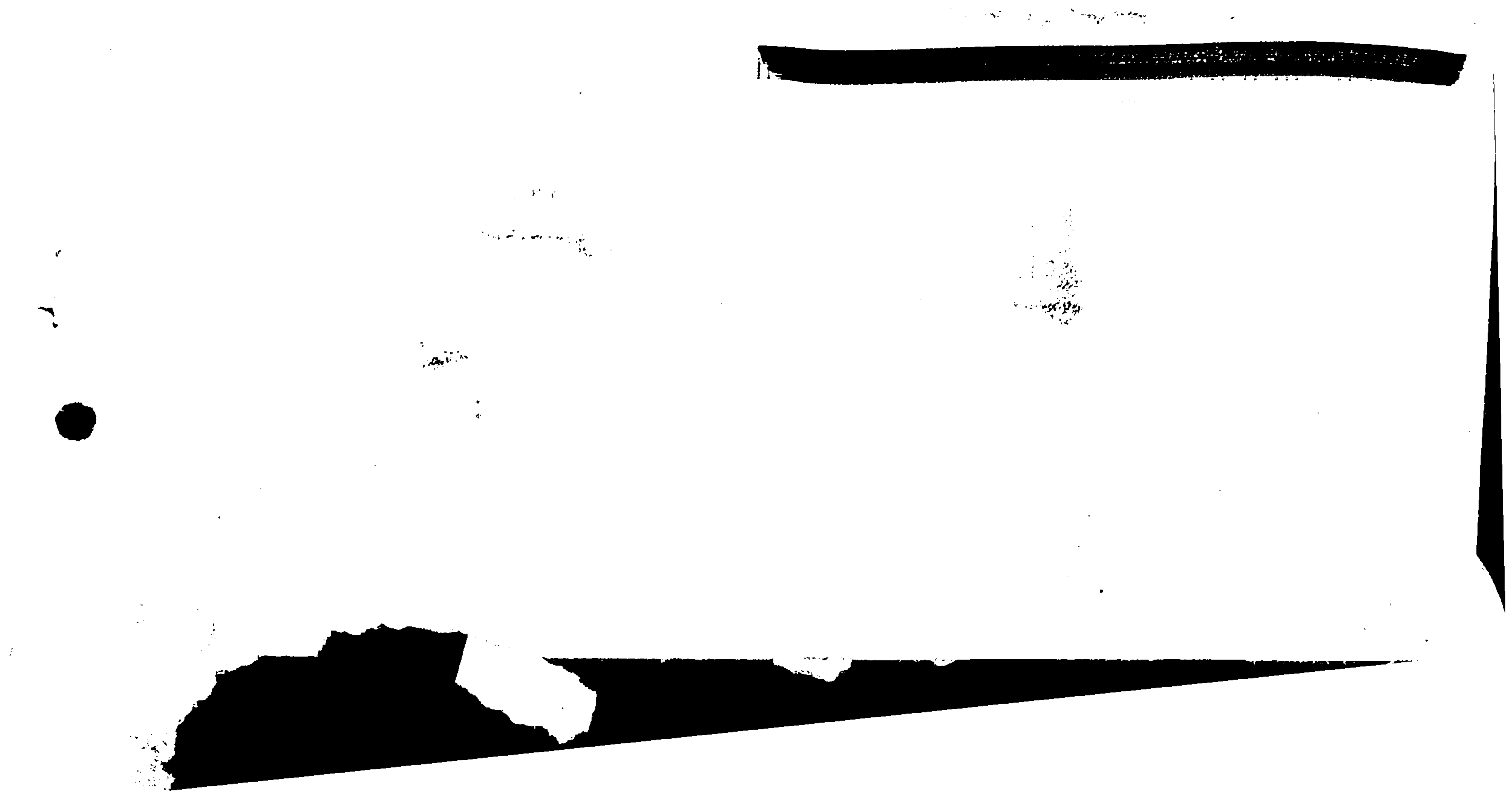

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 17, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986 05DRB-01194 Major-Two Year SIA	MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH,** zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)
Project # 1004162 05DRB-01193 Major-Preliminary Plat Approval 05DRB-01195 Minor-Subd Design (DPM) Variance 05DRB-01197 Minor-Sidewalk Waiver 05DRB-01198 Minor-Temp Defer SDWK	JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION)** zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)
Project # 1003585 05DRB-01191 Major-Vacation of Pub Right-of-Way 05DRB-01190 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES,** zoned 0-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)
Project # 1002861 05DRB-01202 Major-Preliminary Plat Approval	ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .

Project # 1004341
05DRB-01203 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD NW containing approximately 6 acre(s). (J-10)

Project # 1004173
05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

Project # 1003551
05DRB-01183 Major-Preliminary Plat Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

DRB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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900 GOLD LLC
900 GOLD AV SW
ALBUQUERQUE NM 87102

87102+3043-00 C011

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	**ZONING & PLANNING**
X		Major Subdivision action	____ Annexation
____		Minor Subdivision action	____ County Submittal
____	V	Vacation	____ EPC Submittal
____		Variance (Non-Zoning)	____ Zone Map Amendment (Establish or Change Zoning)
		SITE DEVELOPMENT PLAN	P ____ Sector Plan **(Phase I, II, III)**
____		for Subdivision Purposes	____ Amendment to Sector, Area, Facility or Comprehensive Plan
____		for Building Permit	____ Text Amendment (Zoning Code/Sub Regs)
____		IP Master Development Plan	____ Street Name Change (Local & Collector)
____		Cert. of Appropriateness (LUCC)	L A **APPEAL / PROTEST of...**
		STORM DRAINAGE	D ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
____		Storm Drainage Cost Allocation Plan	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: INFILL SOLUTIONS PHONE: 242 1872

ADDRESS: 723-B SILVER AVE SW FAX: 242 1572

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: OWNERS **List all owners:** JAY REMBE & CHRIS CALOTT

AGENT (if any): ABQ ENGINEERING LLC PHONE: 255-7802

ADDRESS: 6739 ACADEMY RD #130 FAX: 255-7902

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: mjgarcia@abqeng.com

DESCRIPTION OF REQUEST: SUBDIVIDE EXISTING 8 LOTS INTO 29 LOTS TO CREATE SOUTHERN UNION GAS LOTS II

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ✓ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LOTS 17 thru 24 Block: Unit:

Subdiv. / Addn. NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE

Current Zoning: SU-3 Proposed zoning:

Zone Atlas page(s): K-13 No. of **existing** lots: 8 No. of **proposed** lots: 29

Total area of site (acres): 0.6523 Density if applicable: dwellings per gross acre: dwellings per net acre:

Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A

UPC No. 1013 057 518 397 133 02, 1013 057 523 395 133 04 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: NINTH ST SW

Between: SILVER SW and ALLEY GOLD SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):

05DEB 01202

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE DATE

(Print) FRANCIS PHILLIPS ✓ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	06DRB-00213	FP	$0.00	
☐ All fees have been collected		CMF		$20.00
☑ All case #s are assigned				$
☑ AGIS copy has been sent				$
☑ Case history #s are listed				$
☑ Site is within 1000ft of a landfill				Total
☑ F.H.D.P. density bonus				$20.00
☑ F.H.D.P. fee rebate	Hearing date 02/22/06			

Sandy Handley

Project # 1002861

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
N/A Design elevations & cross sections of perimeter walls **3 copies**
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ Copy of recorded SIA C . =
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

FRANCIS PHILIPS
Applicant name (print)

2/14/06
Applicant signature / date

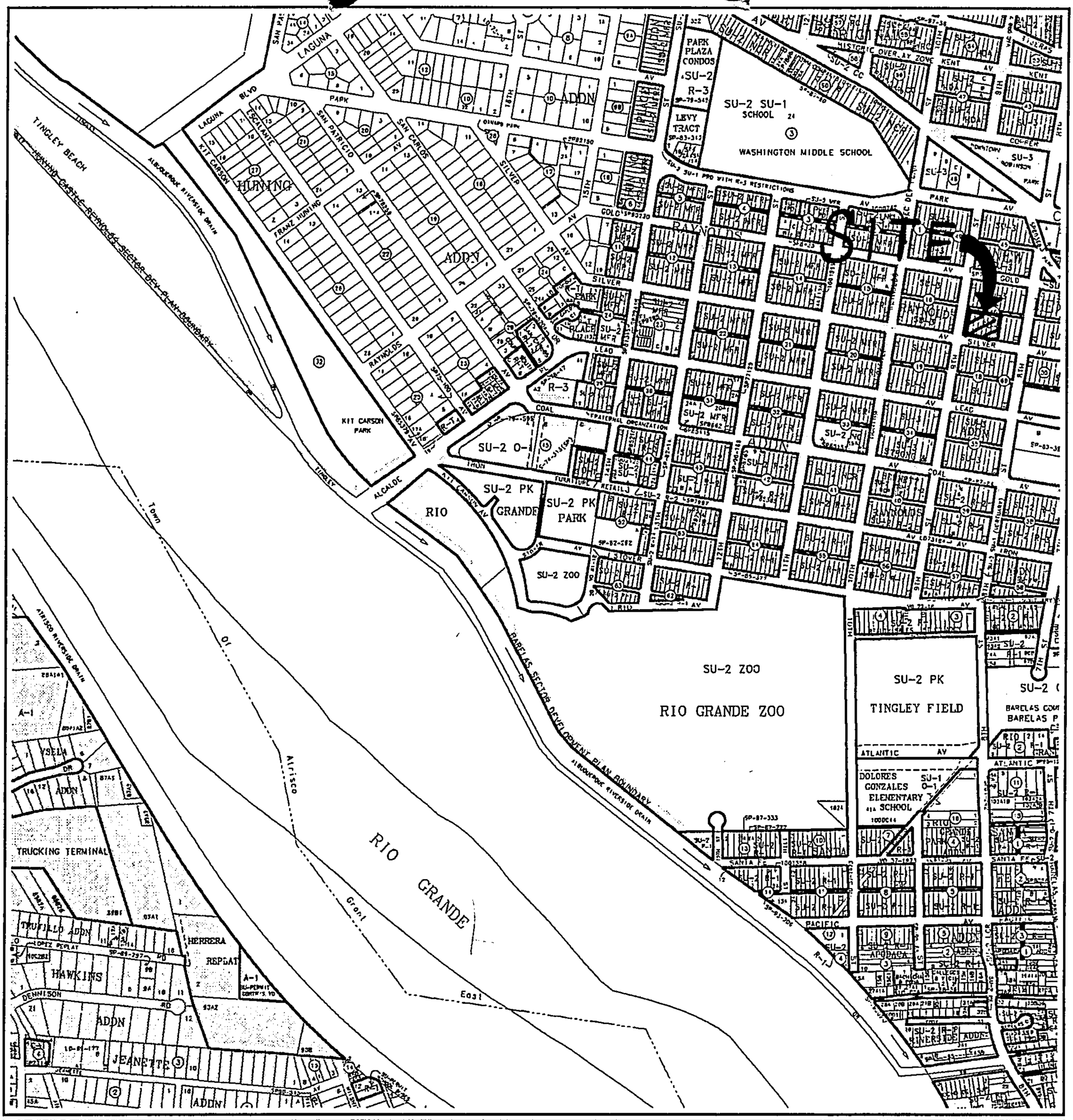
Form revised 8/04, 1/05 & **10/05**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - ____ - 0213
____ - ____ - ____
____ - ____ - ____

Sandy Handlers 02/14/06
Planner signature / date

Project # 1002861



GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-13-Z

Map Amended through November 01, 2003

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

February 14, 2006

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Southern Union Gas Lofts II

ABQ Engineering, Inc. on behalf of Infill Solutions LLC, is hereby submitting the final plat request for Southern Union Gas Lofts II. The SIA and financial guarantee have been approved and recorded. The subdivision is located on the North Side of Silver Avenue and East of Ninth Street. The land is currently vacant. The property is located on Zone Atlas Page K-13. The DXF file has been submitted to AGIS.

Please schedule before the DRB for final plat approval as soon as possible.

If you have any questions or require additional information please call Francis Phillips or myself at 255-7802.

Sincerely,

Martin J. Garcia, PE
25012

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

2100

Martin 255-7802 OTC

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 27th day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and INFILL SOLUTIONS DEVELOPMENT _____ ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] _____, whose address is 728 B SILVER AVENUE SW 87102 and whose telephone number is 242-1871, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOT 17-24 BLOCK 46 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE, recorded on DECEMBER 29, 1882, 20___ in the records of the Bernalillo County Clerk at Book D FOLIO 140, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] INFILL SOLUTIONS. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SOUTHERN UNION GAS LOTS II describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 40K, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private Improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 13th day of November, 20 06 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 737382.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in

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the amount of not less than One Million Dollars ($1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking and testing fees, and other related City fees and price adjustment for asphalt and concrete paving, if applicable, and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.25%
Excavation and Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)
Price adjustment (asphalt/concrete)	

(Note: The Subdivider must pay the City all City fees and price adjustments for asphalt and concrete paving, if applicable, which have been incurred during construction before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by DOUG SMITH SURVEYING, and construction surveying of the private Improvements shall be performed by _____. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by ABQ ENGINEERING, and inspection of the private Improvements shall be performed by _____, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for any inspections performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by GEOTEST, and field testing of the private

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Improvements shall be performed by GEOTEST, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City reserves the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a FDIC or FSLC-insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guarantee:"

Type of Financial Guaranty: LOAN RESERVE LETTER No. 2237
Amount: $ 150,094.42 Name of Financial Institution or Surety providing Guaranty: FIRST COMMUNITY BANK
Date City first able to call Guaranty: NOVEMBER 13, 2006
[Construction Completion Deadline]: JANUARY 11, 2007
If Guaranty other than a Bond, last day City able to call Guaranty is: JANUARY 11, 2007
Additional information: _____

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guaranty which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

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9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing functionally independent of any improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, and determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125 percent of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Certificate of Partial Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 N.M.S.A. 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City, the Guarantor and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider or the Guarantor's financial guaranty from its obligations under this

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Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications and the Guarantor shall be jointly and severally liable to pay to and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay, the City for all such costs and damages. Any surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

14. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's, Guarantor's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

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SUBDIVIDER:

By [Signature]: _____
Name: JAY ROMBB
Title: Managing Member
Dated: JANUARY 18, 2006

GUARANTOR:

By [Signature]: _____
Name: _____
Title: _____
Dated: _____

CITY OF ALBUQUERQUE

_____
~~Director, Public Works Department~~

_____
Date

Approved by:

_____
City Engineer

01-23-06

GUARANTOR'S NOTARY

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me on _____, 20___ by [name of person(s):] _____, [title or capacity, for instance, "President" or "Owner":] _____ _____ of [Guarantor:] _____

_____
Notary Public

My Commission Expires:

_____

SUBDIVIDER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

The foregoing instrument was acknowledged before me on 18th day of January, 20 06 by [name of person:] JAY ROMBB, [title or capacity, for instance, "President" or "Owner":] Managing Member of (Subdivider) MFH Solutions Development, LLC

_____
Notary Public

My Commission Expires:
August 8, 2009.

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CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on January 27, 2006 by Richard Dourte City Engineer, ~~Director, Public Works~~ Department, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:

11-25-2007

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FIRST COMMUNITY BANK

January 11, 2006

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2237

RE: Loan Reserve for Infill Solutions Development, L.L.C.
City of Albuquerque, Project ID# 737382
Project Name: Southern Union Gas Lofts Subdivision
Loan Reserve Amount: One Hundred Fifty Eight Thousand Ninety Four Dollars and 42/100, ($158,094.42)

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of Infill Solutions Development, L.L.C. ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of One Hundred Fifty Eight Thousand Ninety Four Dollars and 42/100, ($158,094.42)("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Infill Solutions Development, L.L.C., ("Subdivider") to provide for the installation of the improvements which must be constructed at Southern Union Gas Lofts, Unit II, Phase/Unit #:1, Project No. 737382 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 1-30-06 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A111 at pages 3467 to 3467 ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

t 505 241 7500
PO Box 3686 t 1 888 699 7500
Albuquerque, NM 87190 www.fcbnm.com

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by November 13, 2006, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between November 13, 2006, and January 11, 2007, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

A. Sixty(60)days after the City accepts the completed improvements specified in the Agreement; or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or

C. Expiration of the date January 11, 2007; or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Daniel B. Cover,
Senior Vice President

Kevin,
Is this ok?
60 days.
OK kfc.

ACCEPTED:

City of Albuquerque

By: _____
James Lewis
Or authorized designee

Title: City Engineer
Dated: 1-27-06

kfc 1/26/06

01-23-06

ORIGINAL

1002861

Project Number: 737382

FIGURE 12

Date Submitted: 8/17/05
Date Site Plan Approved:
Date Preliminary Plat Approved: 8/24/05
Date Preliminary Plat Expires: 8/24/06
DRB Project No.: 1002861
DRB Application No.: 05DRB-01202

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SOUTHERN UNION GAS LOTS II
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17-24 BLOCK 46 NEW MEXICO TOWN COMPANY TOWNSITE
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
B-1	737382	8"	WATER LINE ℓ=240	ALLEY	8" VALVE EXISTING STUB.	9TH ST.	1	1	1
		4"	WATER LINE ℓ=105	PRIVATE EASEMENT	8" VALVE DBL SVC → 13	ALLEY SGL SVC → 2	1	1	1
		8"	SAS. LINE ℓ=140	ALLEY	MH → 3	SVC → 28 EAST EASEMENT	1	1	1
		8"	SAS LINE ℓ=120	EAST EASEMENT	MH → 1	ALLEY END OF EASEMENT	1	1	1
		8"	SAS LINE ℓ=145	WEST EASEMENT	MH → 1	ALLEY END OF EASEMENT	1	1	1
		4"	WATER LINE ℓ=120	WEST EASEMENT	8" VALVE	ALLEY END OF EASEMENT	1	1	1
		2.5"	RESIDENTIAL PRIVATE ℓ=115	EAST EASEMENT	ALLEY	END OF EASEMENT	1	1	1
			LANDSCAPING BETWEEN C.B.'S & SIDEWALK	9TH STREET	NORTH PROP LINE	S. PROP. LINE	1	1	1
			LANDSCAPING BETWEEN C.B. & SW	SILVER	W. PROP LINE	E. PROP LINE	1	1	1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-1	737382	8"	SAS.	L=85 SILVER	LOT 10.	EXIST. SAS. E. PROP LINE.	1	1	1
		8"	SAS. PIGGY BACK OVER 36"	L=180 9TH	EXISTING MH @ SILVER.	NEW MH @ Alley.	1	1	1
		~~16"~~	~~RESIDENTIAL PRIVATE~~ (~~LATERAL~~)	L=215 ALLEY	EXIST PROP LINE	~~PROP LINE~~ 7th STREET	1	1	1
			ENTRANCE MODIFICATION	9th STREET	INTERSECTION ALLEY/9th ST.		1	1	1

NOTES

1 A CERTIFIED AS-BUILT GRADING AND DRAINAGE PLAN IS REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEE

2 A LANDSCAPE MAINTENANCE AGREEMENT IS REQUIRED FOR LANDSCAPING IN PUBLIC RIGHT OF WAY PRIOR TO RELEASE OF FINANCIAL GUARANTEE

3 * REPLACE INFRARED DETECTOR ON 11TH ST. & [illegible]

AGENT / OWNER

MAHESH J. GANGA
NAME (print)

ABQ ENGINEERING
FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Christina Sandoval 8/24/05
PARKS & GENERAL RECREATION - date

8-24-05
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

8/24/05
UTILITY DEVELOPMENT - date

_____ - date

8-24-05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FINANCIAL GUARANTY AMOUNT

12/16/2005

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 737382, Southern Union Gas Lofts, Unit II, Phase/Unit #: 1

Requested By: **Martin Garcia, P.E. - ABQ Engineering, Inc.**

Approved estimate amount:		$99,178.18
Contingency Amount:	10.00%	$9,917.82
Subtotal:		$109,096.00
NMGRT	6.75%	$7,363.98
Subtotal:		$116,459.98
Engineering Fee	6.60%	$7,686.36
Testing Fee	2.00%	$2,329.20
Subotal:		$126,475.54
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$158,094.42**

APPROVAL: DATE:

12/16/05

Notes: 10% Contingency, project not yet approved; Grading and drainage certification required prior to ROFG; Landscape maintenance agreement required prior to ROFG

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME INFILL SOLUTIONS

AGENT ABQ ENGINEERING INC

ADDRESS 6739 ACAMEMY RD #130

PROJECT & APP # 1002861 / 06DRB 00213

PROJECT NAME SOUTHERN UNION GAS LOFTS II

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

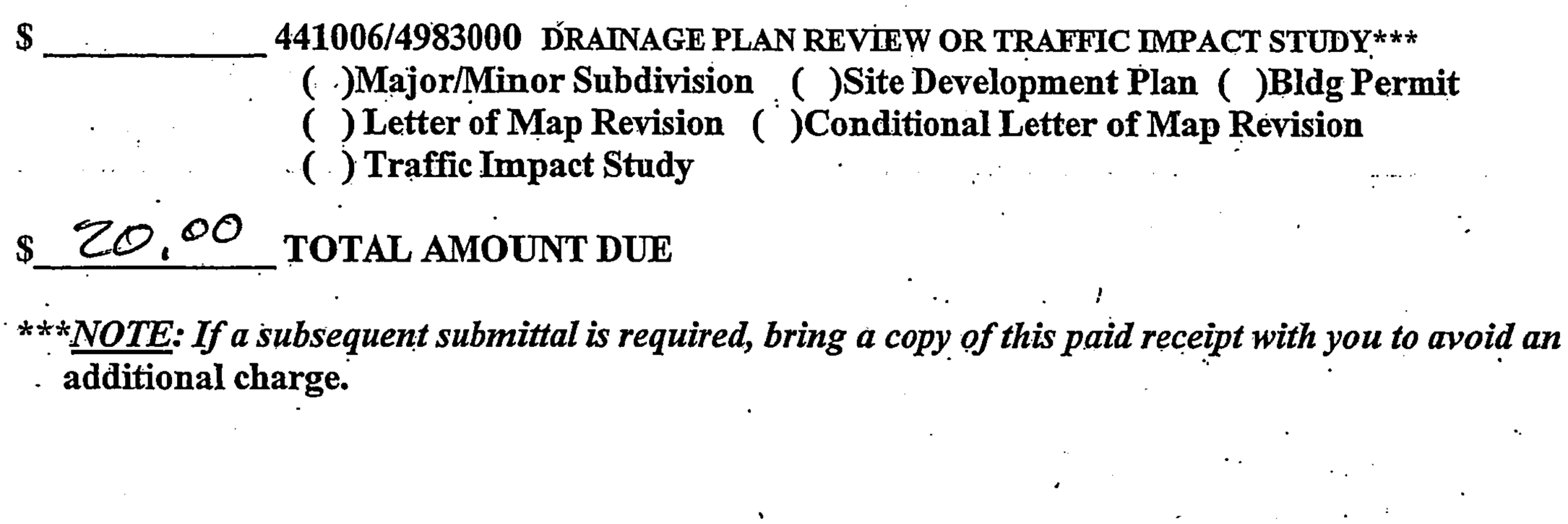
$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 **TOTAL AMOUNT DUE**

****NOTE:** *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**



#9

ORIGINAL

Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 8/17/05
Date Site Plan Approved:
Date Preliminary Plat Approved: 3/24/05
Date Preliminary Plat Expires: 3/24/06
DRB Project No.: 1002861
DRB Application No.: 05DRB-01202

Southview Union Gas Lots II
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 17-24 Block 46 New Mexico Town Company Townsite
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	WATER LINE	ALLEY	EXISTING STUB.	9TH ST.	/	/	/
		4"	WATER LINE	EAST EASEMENT	ALLEY	END OF EASEMENT	/	/	/
		8"	SAS. LINE *	ALLEY	EAST EASEMENT	9TH ST.	/	/	/
		8"	SAS LINE	EAST EASEMENT	ALLEY	END OF EASEMENT	/	/	/
		8"	SAS LINE	WEST EASEMENT	ALLEY	END OF EASEMENT	/	/	/
		4"	WATER LINE	WEST EASEMENT	ALLEY	END OF EASEMENT	/	/	/
		26'	RESIDENTIAL PAVING	EAST EASEMENT	ALLEY	END OF EASEMENT	/	/	/
			LANDSCAPING (BETWEEN C/G & SIDEWALK	9TH STREET	NORTH PROP. LINE	S. PROP. LINE.	/	/	/
			LANDSCAPING BETWEEN C/G & SW	SILVER	W. PROP LINE	E. PROP. LINE	/	/	/

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME MARTIN GARCIA

AGENT ABQ ENGINEERING

ADDRESS

PROJECT & APP # 1003861 / 05DRB-01202

PROJECT NAME Southern Union Gas Lofts

$ _____ 441032/3424000 **Conflict Management Fee**

$ #110.00 441006/4983000 **DRB Actions** DEFERRAL

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )**Major/Minor Subdivision** ( )**Site Development Plan** ( )**Bldg Permit**
( ) **Letter of Map Revision** ( )**Conditional Letter of Map Revision**
( ) **Traffic Impact Study**

$ 110.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

8/22/2005 4:04PM LOC: ANNX
RECEIPT# 00045545 WS# 006 TRANS# 0047
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt $110.00
J24 Misc
$110.00

CK $110.00
CHANGE $0.00

Thank You

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME INFill ~~Set~~ Solutions Dev.

AGENT AIB. Engineering

ADDRESS 6739 Academy Rd Ste 130

PROJECT & APP # 1002861 / 05DRB 01202

PROJECT NAME New Mexico Town Company Townsit

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 1000.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ 75.00 **441018/4971000 Public Notification**

$ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****

( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 1095 00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.*

DUPLICATE
City Of Albuquerque
Treasury Division
7/22/2005 12:06PM LOC: ANNX
RECEIPT# 00046547 WS# 007 TRANS# 0021
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $1,095.00
J24 Misc $20.
00
CK $1,095.00
CHANGE $0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
7/22/2005 12:06PM LOC: ANNX
RECEIPT# 00046548 WS# 007 TRANS# 0021
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $1,095.00
J24 Misc $1,000.
00
CK $1,000.00
CHANGE $0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
7/22/2005 12:07PM LOC: ANNX
RECEIPT# 00046549 WS# 007 TRANS# 0021
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $1,095.00
J24 Misc $75.
00
CK $1,095.00
CHANGE $0.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- S — X — Major Subdivision action
- S — ____ — Minor Subdivision action
- V — ____ — Vacation
- V — ____ — Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- P — ____ — for Subdivision Purposes
- P — ____ — for Building Permit
- P — ____ — IP Master Development Plan
- L — ____ — Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- D — ____ — Storm Drainage Cost Allocation Plan

ZONING & PLANNING
- Z — ____ — Annexation
- Z — ____ — County Submittal
- Z — ____ — EPC Submittal
- Z — ____ — Zone Map Amendment (Establish or Change Zoning)
- Z — ____ — Sector Plan (**Phase I, II, III**)
- Z — ____ — Amendment to Sector, Area, Facility or Comprehensive Plan
- Z — ____ — Text Amendment (Zoning Code/Sub Regs)
- Z — ____ — Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- A — ____ — Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: INFILL SOLUTIONS DEVELOPMENT PHONE: 242-1871
ADDRESS: 728 B SILVER AVE SW FAX: 242-1872
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNER List all owners:

AGENT (if any): ABQ ENGINEERING, INC. PHONE: 255-7802
ADDRESS: 6739 ACADEMY RD NE STE 130 FAX: 255-7902
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: SUBDIVIDE ~~EXISTING~~ 8 EXISTING TRACTS INTO 29 LOTS AND GRANT EASEMENTS. FOR WATER, SEWER, ACCESS AS SHOWN

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 17, 18, 19, 20, 21, 22, 23, and 24 Block: 46 Unit: NONE
Subdiv. / Addn. NEW MEXICO TOWN COMPANY TOWNSITE, TBK: Southern Union Gas Lofts II
Current Zoning: SU-3 Proposed zoning: SU-3
Zone Atlas page(s): K-13 No. of **existing** lots: 8 No. of **proposed** lots: 29
Total area of site (acres): 0.65 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO.
UPC No. 101305751839713302, 101305752339513304 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: NORTHEAST CORNER OF SILVER AND 9TH STREET
Between: and

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
030RB01299 / 04DRB00002, 04DRB01137, 05DRB00718
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review:

SIGNATURE DATE 7/22/05
(Print) MARCUS J. GARCIA ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ INTERNAL ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☐ AGIS copy has been sent
- ☑ Case history #s are listed
- N/A Site is within 1000ft of a landfill
- N/A ☐ F.H.D.P. density bonus
- N/A ☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 01202	PP	$2	$ 1,000.00
____ - ____ - ____	____	CmF	$ 20.00
____ - ____ - ____	____	ADV	$ 75.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total
			$ 1095.00

Hearing date 8-17-05

Tim Sims 07/22/05

Project # 1002861

FORM S(2): SUBDIVISION - D. [redacted]. PUBLIC HEARING [redacted]

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- √ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- √ Proposed Infrastructure List
- √ N/A Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- √ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- √ Letter briefly describing, explaining, and justifying the request
- √ Property owner's and City Surveyor's signature on the proposed plat
- √ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- √ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- √ Sign Posting Agreement
- √ N/A **Signed** Pre-Annexation Agreement if Annexation required.
- √ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- √ Fee (see schedule)
- √ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- __ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- __ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

- __ **1** copy of each of the following items
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Plat or plan reduced to 8.5" x 11"
- __ Official D.R.B. Notice of the original approval
- __ Approved Infrastructure List. If not applicable, please initial. _____
- __ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application
- __ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

[redacted] 1/22/05
Applicant name (print)

Applicant signature / date

Form revised 11/04 and **JUNE 05**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - _____ - 01202

Tim Sims 01/22/05
Planner signature / date

Project # 1002861

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

July 21, 2005

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Southern Union Gas Lofts II Preliminary Plat Submittal
Zone Atlas Map Page K-13

Dear Chair:

ABQ Engineering, Inc. has been retained by Infill Solutions LLC to perform the design and platting for Southern Union Gas Lofts II. The subdivision is located on the Northeast corner of Ninth Street and Silver Avenue in Zone Map K-13.

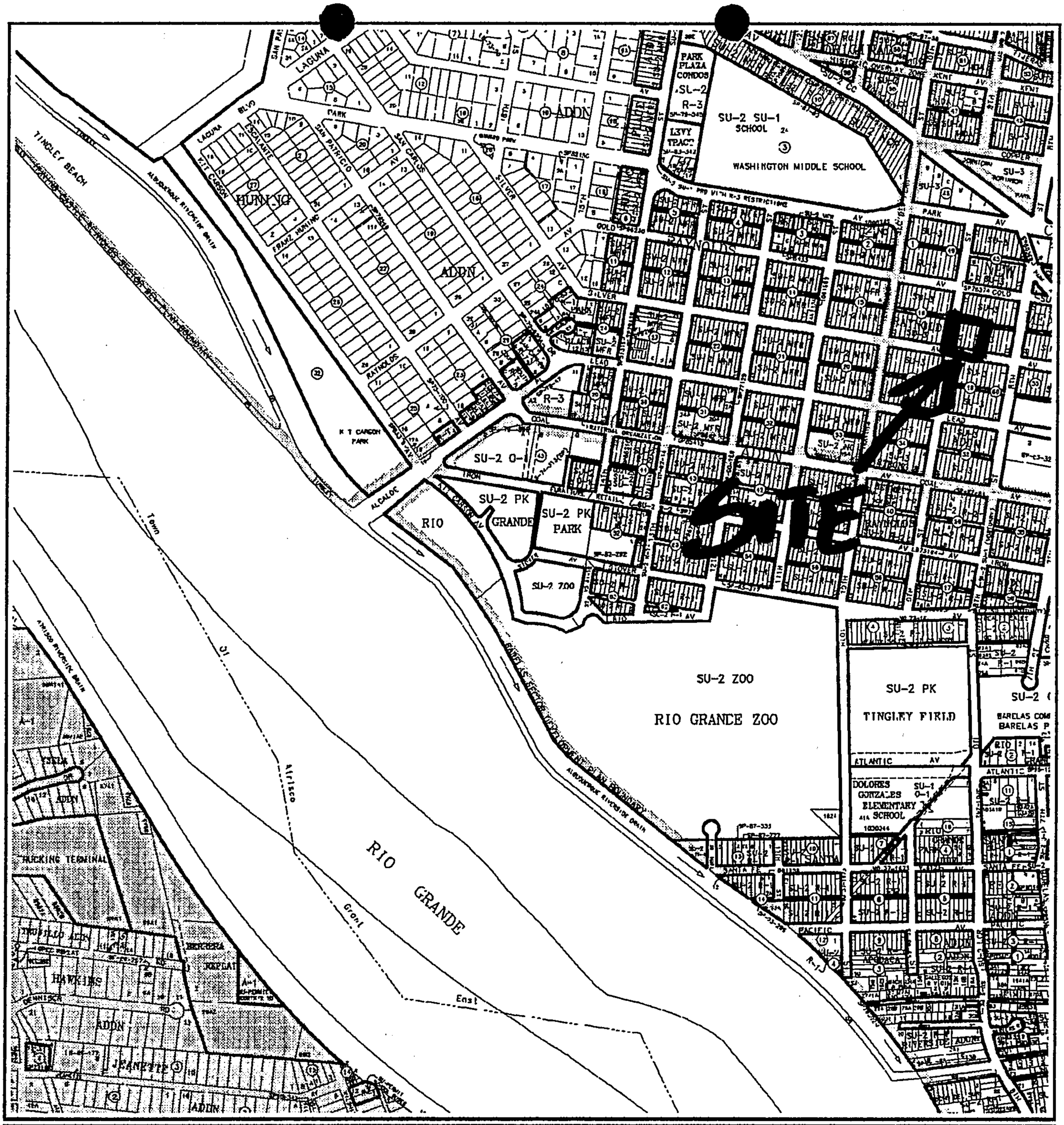
Southern Union Gas Lofts II is proposed as a 29-lot subdivision. It will be accessed via a 26ft. wide private roadway that connects to an alley on the north side of the parcel. A portion of the subdivision will have primarily pedestrian access with limited vehicular access. This is because the type of residential development proposed is live/work lofts similar to Southern Union Gas Lofts I Subdivision adjacent to the east of this project. Submitted with this letter are 24 copies of the proposed preliminary plat, 24 copies of the grading and drainage plan, 24 copies of the infrastructure list, 24 copies of the zone atlas page, DRWS form, correspondence with neighborhood associations, and TIS/AQIA Form. The property is currently vacant.

Please schedule the subdivision before the DRB as soon as possible.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
25012

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902



Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-13-Z

Map Amended through November 01, 2003

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Southern Union Gas Lofts II

AGIS MAP # K-13.

LEGAL DESCRIPTION Lot 17-24 Block 46 New Mexico Town Company Townsite

---

____ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 7/22/05 [date].

Applicant / Agent — 7/22/05 Date

Hydrology Division Representative — Date

____ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on July 13, 2005 [date].

Applicant / Agent — 7/22/05 Date

Utilities Division Representative — Date

DRB#____-_____

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

July 12, 2005

City of Albuquerque
Public Works Dept./Utility Development Section
Development and Building Services
600 Second St. NW
Albuquerque, New Mexico

RE: Request for Water/Sewer Availability

ABQ Engineering, Inc. is requesting a Water and Sewer availability statement for Southern Union Gas Lofts Phase II. The Southern Union Gas Lofts Phase II is located at the northeast corner of Silver and 9th Street on zone atlas page K-13. The following is the specific information pertinent to this request.

Requirements Per DPM Manual:

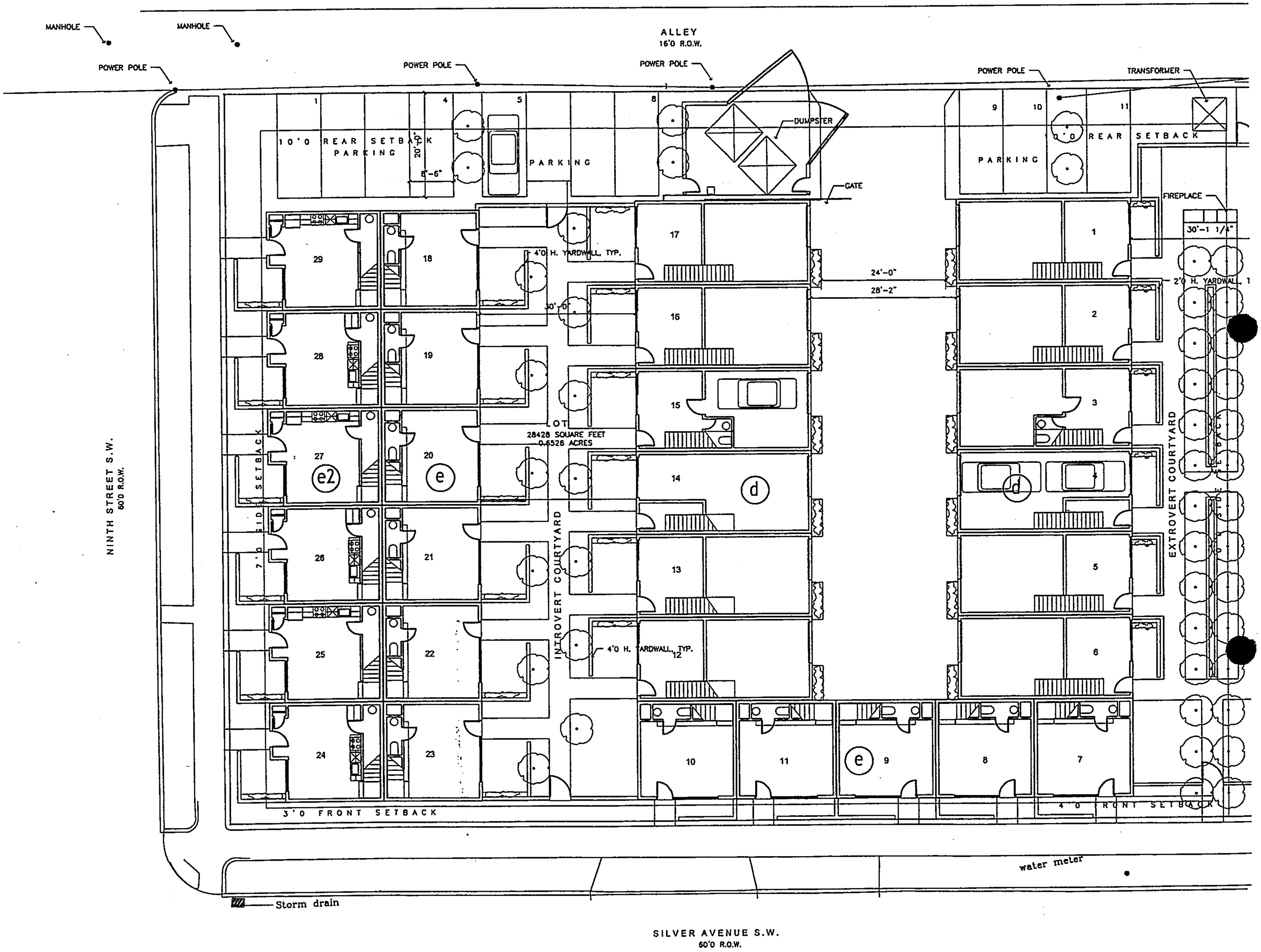
1. Southern Union Gas Lofts Phase II is located on zone atlas page K-13 (attachment no. 1).
2. Residential Subdivision- 29 lots- 29 loft residences
3. Instantaneous Fire Flow Requirements- Fire Marshall Staff indicated they do not provide this for residential development.

If you have any questions or require additional information, please call me at 255-7802.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
Project 25012

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902



MANHOLE
MANHOLE
POWER POLE
POWER POLE
POWER POLE
POWER POLE
TRANSFORMER
ALLEY
16'0 R.O.W.
DUMPSTER
GATE
FIREPLACE
10'0 REAR SETBACK
PARKING
PARKING
PARKING
20'-0"
8'-6"
30'-1 1/4"
4'0 H. YARDWALL, TYP.
24'-0"
28'-2"
30'-0"
2'0 H. YARDWALL, T
LOT
28428 SQUARE FEET
0.6526 ACRES
INTROVERT COURTYARD
EXTROVERT COURTYARD
7'0 SIDE SETBACK
4'0 H. YARDWALL, TYP.
3'0 FRONT SETBACK
4'0 FRONT SETBACK
NINTH STREET S.W.
60'0 R.O.W.
water meter
Storm drain
SILVER AVENUE S.W.
60'0 R.O.W.

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

July 12, 2005

Martin Garcia
ABQ Engineering, Inc.
6739 Academy Road NE, Suite 130 / 87109
Phone: 255-7802 /Fax: 255-7902

Dear Martin:

Thank you for your inquiry of **July 12, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at
LOTS 17-24, BLOCK 46, NM'S TOWN CO'S ORIGINAL TOWNSITE OF ALBQ. LOCATED ON THE NE CORNER OF NINTH & SILVER SW
zone map **K-13.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planning.recognized.na.form(10/14/04)

"Attachment A"

Date of Request: July 12, 2005
Name: Martin Garcia
Phone: 255-7802 / Fax: 255-7902
Zone Map: K-13

RAYNOLDS ADDITION N.A. (RNA) "R"
***Barbara Grothus**
905 Silver SW/87102 842-8305 (h)
Debbie Foster
P.O. Box 7112/87194-7112 243-4865 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

Vitamin, 29 live/work units 5th + Silver

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(Below this line for ONC use only)

Date of Inquiry: **7/12/05** Time Entered: **1:47pm** ONC Rep. Initials: **SW**

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

July 12, 2005

Neighborhood Association Representative

RE: Southern Union Gas Lofts II

Dear Representative:

ABQ Engineering, Inc. has been retained to design Southern Union Gas Lofts Subdivision Phase II. Southern Union Gas Lofts Phase II is proposed as a 29-lot loft subdivision located on the northeast corner of Ninth Street and Silver Avenue in downtown Albuquerque. The property is currently vacant. The proposed plan is similar to the subdivision on Eighth Street and Silver Avenue, consisting of 29 live-in/work-in lofts.

Enclosed for your use is a copy of the plan for the subdivision. If you have any questions regarding this project or require additional information please contact me at 255-7802. I am available to meet with you at your convenience.

Sincerely,

Martin J. Garcia, PE
Civil Engineer
ABQ Engineering, Inc.
25012

RAYNOLD ADDITION N.A. (RNA) "R"
Barbara Grothus
905 Silver SW
Albuquerque, NM 87102

Debbie Foster
P.O. Box 7112
Albuquerque, NM 87194-7112

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BARBARA GROTHUS
905 SILVER SW
ALBUQUERQUE, NM
87102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7002 3150 0000 5088 5185

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DEBBIE FOSTER
PO BOX 7112
ALBUQUERQUE, NM
87194-7112

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7002 3150 0000 5088 5192

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: INEW Solutions Dev. DATE OF REQUEST: 7/22/05 ZONE ATLAS PAGE(S): K-13

CURRENT:

ZONING SU-3

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT # 17,18,19,20,21,22,23,24 BLOCK # 46

SUBDIVISION NAME New Mexico Town Company Townsite

REQUESTED CITY ACTION(S):

ANNEXATION [ ] SECTOR PLAN [ ] SITE DEVELOPMENT PLAN:

COMP. PLAN [ ] ZONE CHANGE [ ] A) SUBDIVISION [X] BUILDING PERMIT [ ]

AMENDMENT [ ] CONDITIONAL USE [ ] B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]

C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT: **GENERAL DESCRIPTION OF ACTION:** [1]

NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 29

NEW CONSTRUCTION [X] BUILDING SIZE: ~ 1200-1600 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [ ]

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE ABQ Engineering DATE 7/22/05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

_____ _____

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS.** ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

_____ _____

APPLICANT DATE

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___ _____ _____

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

Infill Solutions
Innovative Urban Design and Development

July 22, 2005

City of Albuquerque
Design Review Board
600 2nd Street, NW
Albuquerque, New Mexico
8 7 1 0 2

Design Review Board,

I am writing to you to authorize ABQ Engineering as our agent to submit for all platting actions on the Southern Union Gas Company Lofts, Phase II.

Very Best,

Christopher Calott
Partner
INFILL SOLUTIONS

723-B Silver Avenue, SW Albuquerque, NM 87102 office: 505.242.1871 fax: 505.242.1872

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME DAVID & JENNIFER SOULE

AGENT RIO GRANDE ENGINEERING

ADDRESS 1606 CENTRAL SE, STE 201

PROJECT & APP # 1004341 / 05DRB01203

PROJECT NAME DEL RIO ESTATES

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 300.00 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ 75.00 441018/4971000 **Public Notification**

$ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****

( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 395.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.*

DUPLICATE
City Of Albuquerque
Treasury Division
7/22/2005 12:02PM LOC: ANNX
RECEIPT# 00043626 WS#: 008 TRANS# 0023
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $395.00 $75.
J24 Misc $395.00
00 CK $0.00
CHANGE

Rio Grande Engineering
1606 Central Ave SE, Suite 201
Albuquerque New Mexico 87106

BANK OF THE WEST
THE ACADEMY OFFICE
1-800-488-2265
95-681/1070

10327

7-22-05

Pay to the Order of City Of Albuquerque $ 395.00

Three Hundred Ninety-five and 00/100 Dollars

DUPLICATE
City Of Albuquerque
Treasury Division
7/22/2005 12:01PM LOC: ANNX
RECEIPT# 00043624 WS#: 008 TRANS# 0023
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $395.00
J24 Misc $20.
00

memo Fortuna

Thank You

MP

"010327" "107006813" 28502724 9"

© 2003 INTUIT INC. # 145 1-800-433-8810

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from AUGUST 02 To AUGUST 17, 2005

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

_____ 7-22-05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 07/22/05 (Date), Sandy Handley 07/22/05 (Staff Member)

DRB PROJECT NUMBER: 1004341

Rev. 1/11/05

SIGN POSTING AGREEMENT

REQUIREMENTS

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All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

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_____ _____
(Applicant or Agent) (Date)

I issued 2 signs for this application, 07/22/05 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1002861

Rev. 1/11/05

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 05-071 APPLICANT Chris Calott – Calott & Gifford TEL. # 242-1871

RECEIVED BY Kyle Tsethlikai DATE July 20,2005

APPOINTMENT TIME & DATE: July 20, 2005
Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?)

   Residential Lofts

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

   Size of site: Acres Existing Zoning: SU-3 Proposed Zoning: Same

   Previous zone change or site plan approval case #s for this site:

   Applicable Area or Sector Development Plans: Downtown 2010 Plan

   Residential: Type and # of Units Proposed: Residential Lofts; 29 Units

   Commercial: Estimated building square footage: No. Of Employees:

3. **LOCATION OF REQUEST:** Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number.**

   723 Silver Ave SW, Lot 23, Block 28, New Mexico Town Company's Original Townsite, Located On Silver Ave SW between 8Th St. SW and 7Th St. SW, **Zone Atlas Page: K-14-Z**

4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

- A letter of support from the Raynolds Addition Neigh. Assoc. was received dated 7/13/05. See attachment.

Downtown 2010 Standards:

B.3. Sidewalks – width of sidewalks shall be maximized within the available right-of-way. Consider constructing minimum 6' sidewalks 8' is preferred.

– OVER –

B.4. Street Trees – install trees from the approved list of downtown trees. (see attached list)

C.2. Courtyard security & lighting – Courtyards shall be safe secure through the use of "adequate pedestrian lighting".

E.1. Exterior lighting – exterior building lighting should include, but not be limited to, lighting for pedestrian areas within the site (sidewalks and courtyards).

Large

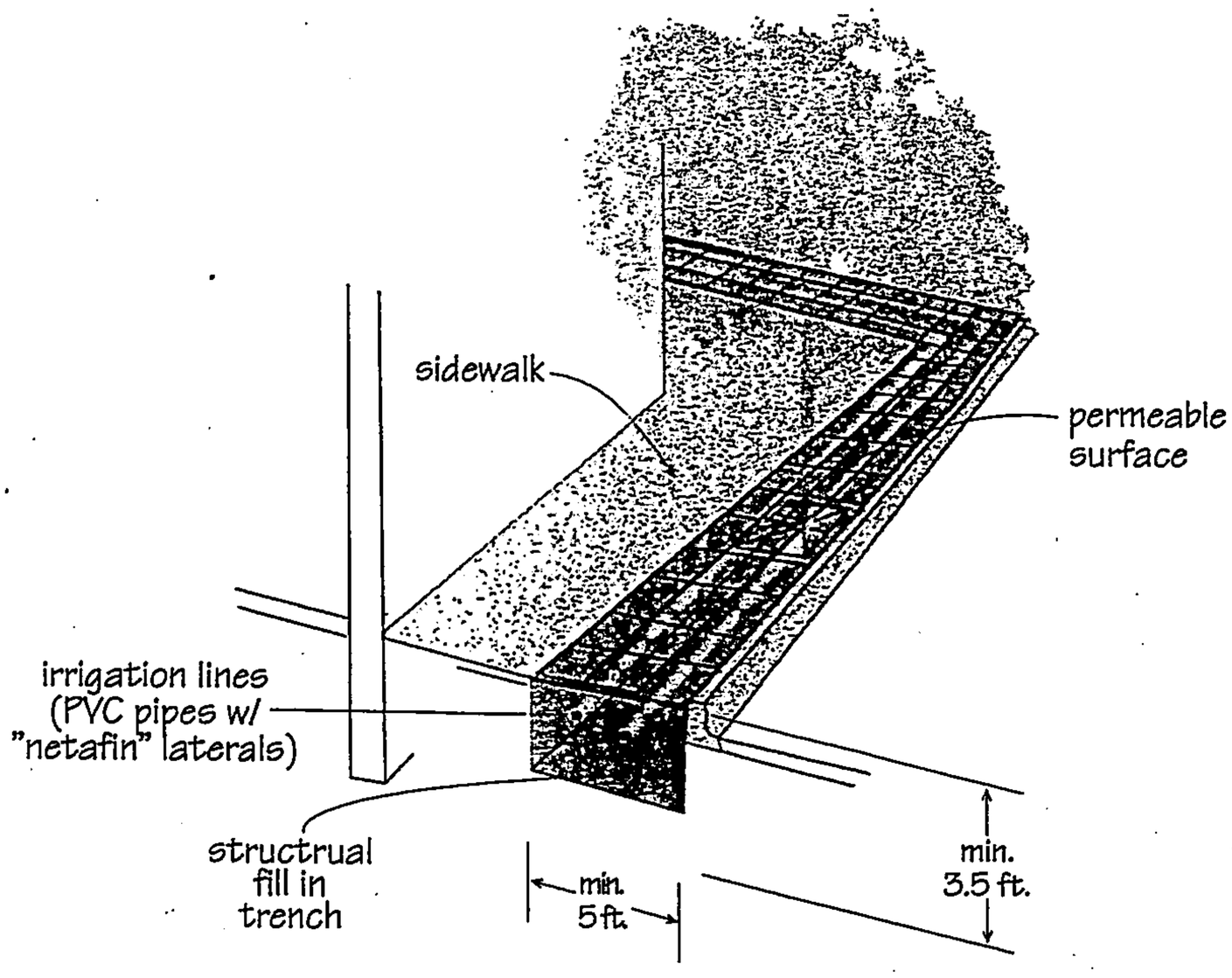
1. Quercus macrocarpa - Bur Oak
2. Quercus robur - English Oak
3. Quercus shumardii - Shumard Red Oak

Medium

4. Fraxinus angustifolia 'Raywood' - Raywood Ash
5. Pistacia chinensis - Chinese Pistache
6. Sophora japonica - Japanese Pagoda Tree
7. Tilia cordata - Little Leaf Linden
8. Zelkova serrata - Zelkova

Small

9. Koelreuteria paniculata - Goldenrain Tree
10. Malus 'Spring Snow' - Spring Snow Crabapple
11. Pyrus caleryana 'Chanticleer' - Chanticleer Ornamental Pear



Planting and Irrigation Detail

RAYNOLDS ADDITION NEIGHBORHOOD ASSOCIATION
PO BOX 7112
ALBUQUERQUE, NM 87194-7112

July 13, 2005

Richard Sertich
City of Albuquerque Planning Department
500 2nd Street NW
Albuquerque, NM 87102

Dear Richard,

I am writing on behalf of the Raynolds Addition Neighborhood Association to let you know that we have been meeting regularly with Infill Solutions, Jay Rembe and Chris Callott regarding the development and development plans for the north and south blocks of Silver between 8th and 9th Streets.

Overall, we have been very happy with our interactions with the firm. Our greatest concern for the development is that it will be scaled to the neighborhood on 9th Street. Otherwise, we find that the concept of the project serves our neighborhood well.

Speaking for myself, I must say that I always known that the blocks immediately east of my home would see intense development in terms of density and scale. I am very happy that we have a relationship with a development team that is conscientious of the impact of design and interested in making a contribution to our city. We appreciate the intention that this new wave of urban design lends to an area that has seen the unfortunate impact of "urban renewal" in decades past.

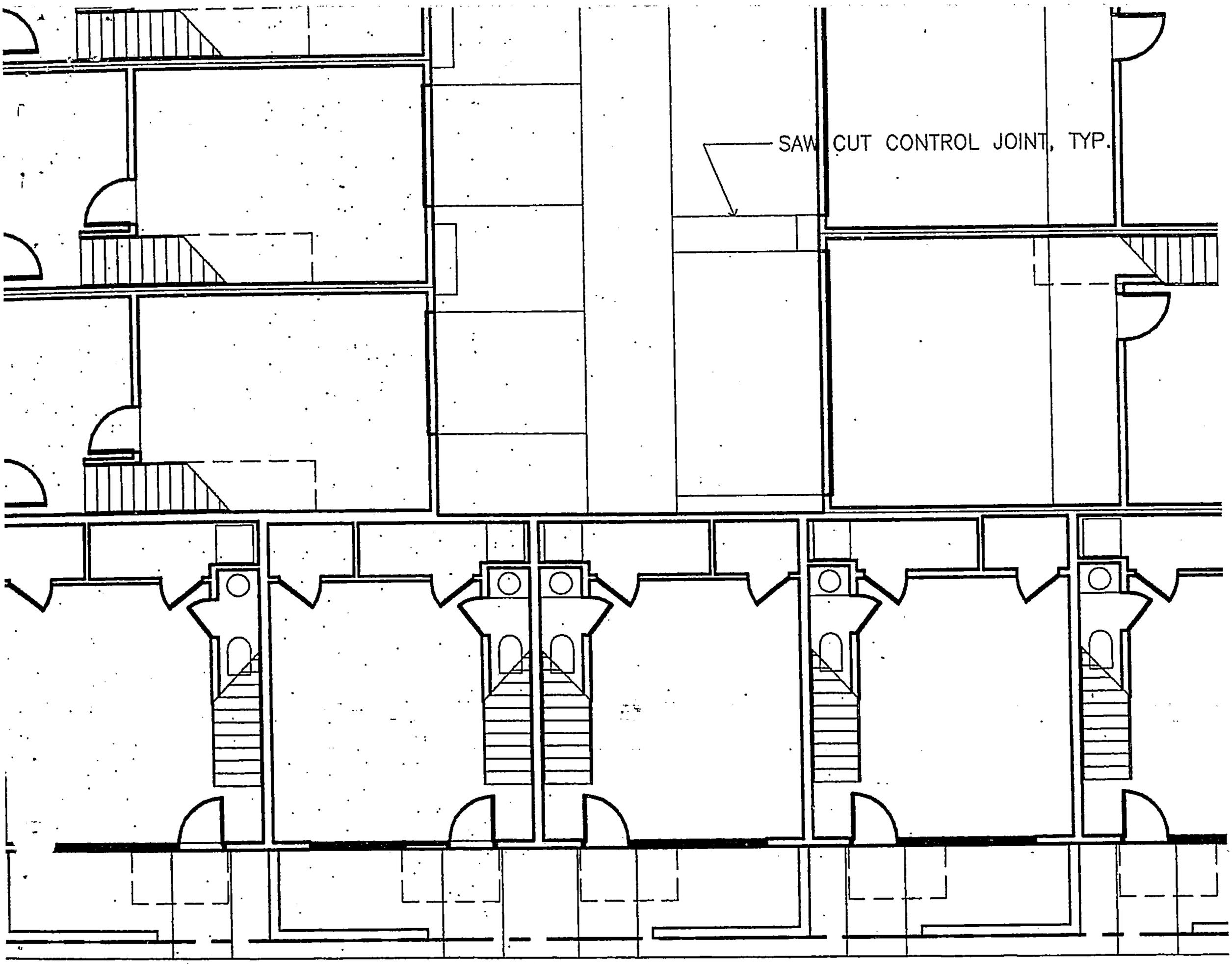
Finally, our neighborhood is very invested with this type of neighborhood/developer interaction since we are poised to be in THE most livable area of Albuquerque. As we move away from the gasoline intensive lifestyle we have long known, Barelas and the Raynolds Addition will be entirely accessible to all services by foot, by bike and by bus. This project should set the tone for future development opportunities.

We thank you and the planning department for asking for our assurance about the progress of this project. I hope you will maintain this vigilance as our neighborhood (and Barelas) will face intense pressure as others, perhaps with less interest in our concerns, come to realize the great opportunity that is surely ahead.

If you have any questions, you may contact me at 842-8305 or by e-mail at bgrothus@aol.com.

Sincerely,

Barbara Grothus, President
Raynolds Addition Neighborhood Association



RESIDENCES

(d)	12 @	1182 SQ. F
	1. ST	218 SQ. F
	2 ND	500 SQ. F
	3 RD	470 SQ. F
(e)	11 @	910 SQ. F
	1. ST	368 SQ. F
	2 ND	272 SQ. F
	3 RD	272 SQ. F
(e2)	6 @	897 SQ. F
	1 ST	397 SQ. F
	2 ND	281 SQ. F
	3 RD	219 SQ. F

0 10'0

SITE
DEVELOPMENT PLAN
APPROVAL
SU-3 DOWNTOWN URBAN CENTER
FILE NO: PA 05-071
See notes:

Richard Tuttle 7-21-05
PLANNING DIRECTOR DATE

IR

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Infill Solutions Development — PHONE: (505)242-1871

ADDRESS: 7620 Jefferson NE — FAX: (505) 242-1872

CITY: Albuquerque — STATE NM — ZIP87109 — E-MAIL: ____

Proprietary interest in site: Owner

AGENT (if any): ABQ Engineering, Inc. — PHONE: (505) 255-7802

ADDRESS: 6739 Academy Road NE, Suite 130 — FAX: (505) 255-7902

CITY: Albuquerque, — STATE NM — ZIP 87109 — E-MAIL: ____

DESCRIPTION OF REQUEST: Amend plat to increase size of public utility easements

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 1-18 — Block: _ — Unit: none

Subdiv. / Addn. Southern Union gas Lofts

Current Zoning: SU-3 — Proposed zoning: SU-3

Zone Atlas page(s): K-14 — No. of **existing** lots: 18 — No. of **proposed** lots: 18

Total area of site (acres): 0.3168 — Density if applicable: dwellings per gross acre: 0 — dwellings per net acre: 0

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No

UPC No. 1014-057-012-391-220-07 and 1014-057-005-389-220-06 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Northwest corner of Eighth Street SW and Silver Avenue SW

Between: Eighth Street and Silver

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03DRB-01299

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE _____ DATE 4/29/05

(Print) Martin J. Garcia — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 10/03

☐ **INTERNAL ROUTING**

☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 00718	P E F	S(3)	$ 1425.00
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total
Hearing date 1R			$ 1425.00

4-27-05
Planner signature / date

Project # 1002861

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application
Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, 4 copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
Partial **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Margaret J. Garcia 4/25/05
Applicant name (print)

Applicant signature / date

Form revised 10/03

❑ Checklists complete
❑ Fees collected
❑ Case #s assigned
❑ Related #s listed

Application case numbers
05DRB-_____-00718
_____-_____-_____
_____-_____-_____

Planner signature / date 4-27-05

Project # 1002861

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

April 28, 2005

Ms. Sheran Matson, DRB Chair
City of Albuquerque Development Services
600 Second Street NW
Albuquerque, NM 87102

RE: Southern Union Gas Lofts Amended Plat
Dear Ms. Matson:

Enclosed herewith are 4 sets of the amended plat, 6 copies of the site sketch, and 4 copies of the zone atlas page for the Southern Union Gas Lofts Subdivision located at 8th and Silver. The owner requested that we increase the public utility easements in the street to reflect as built conditions, so the plat has been amended to reflect the widening of the easements. All other items of the plat remain the same. Please route internally for signature as soon as possible.

If you have any questions or require additional information, please call me at 255-7802.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
23052

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

3329

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME INFILL Solutions

AGENT ABQ Engineering

ADDRESS

PROJECT & APP # 1002861/05DRB 00718

PROJECT NAME Southern Union Gas Lofts

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 1405.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 1425.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

4/28/2005 2:13PM
RECEIPT# 00039698 WS# 004 TA
Account 441006 Fund 0110
Activity A983000
Trans Amt $1,425.00
J24 Misc $1,405.00
CK $1,425.00
CHANGE $0.00

Thank You

95-145/1070
001924494

1212

INFILL SOLUTIONS DEVELOPMENT, LLC
7620 JEFFERSON NE
ALBUQUERQUE, NM 87109

DATE 4/28/2005

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 1425.00

FOURTEEN HUNDRED & TWENTY FIVE EXACTLY DOLLARS

City of Albuquerque Treasury Division

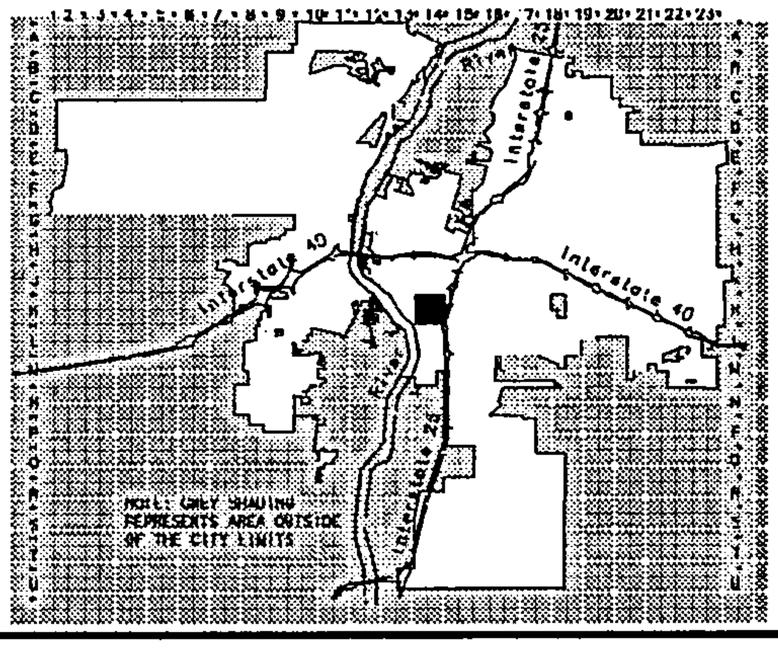
1ST FIRST STATE BANK
www.fsbnm.com

MEMO SILVER LOFTS FINAL PLAT

⑈107001452⑈ 1212 00192494⑈

4/28/2005 2:13PM
RECEIPT# 00039698 WS# 004 TA WS# 0038
Account 441006 Fund 0110 RSEJA
Activity A983000
Trans Amt $1,425.00
J24 Misc $1,405.00 Counter $20.00
CK $1,425.00
CHANGE $0.00

Thank You



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

©Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-14-Z

Map Amended through November 01, 2003

EXISTING 5' P.U.E.
PER PLAT RECORDED
8/19/2004 IN BK 2004C
PAGE 248

ALLEY
18' R.O.W.

FOUND 5/8" REBAR W/CAP STAMPED "LS 8911"

S 81°02'30" E

100.00'

140.00

18-A 0.0249 AC
17-A 0.0170 AC
16-A 0.0170 AC
15-A 0.0170 AC
14-A 0.0170 AC
13-A 0.0170 AC
12-A 0.0170 AC
11 0.0149 AC
10 0.0116 AC
9 0.0116 AC
8 0.0117 AC
7 0.0142 AC
1-A 0.0235 AC
2-A 0.0212 AC
3-A 0.0212 AC
4-A 0.0212 AC
5-A 0.0212 AC
6-A 0.0212 AC

N 08°57'30" E 112.00

5' P.U.E. GRANTED
BY PLAT RECORDED
8/19/2004 IN
BK 2004C, PAGE 248

4' P.U.E. GRANTED
BY PLAT RECORDED
8/19/2004, IN BK 2004C
PAGE 248

LOT 17, BLOCK 46
N.M. TOWN COMPANY'S
ORIGINAL TOWNSITE OF
ALBUQUERQUE, NEW MEXICO
FILED 12/29/1882, BK D, FOLIO 140

EIGHTH STREET
60' R.O.W.

FD 5/8" REBAR W/CAP STAMPED 7022

N 08°57'30" E

S 81°02'30" E

S 08°57'30" W

100.00'

FD PK NAIL NO TAG

SILVER AVENUE
60' R.O.W.

6' P.U.E. GRANTED
BY PLAT RECORDED 8/19/2004
IN BOOK 2004C, PAGE 248

1,622.13'
S 07°52'50" W

ACS 1-K13
X=378,240.51
Y=1,484,181.41
G-G 0.99968050
Δ∝ - 00°14'02"
NAD 1927
CENTRAL ZONE
ELEV = 4944.03
(NGVD 1929)

EXISTING 5' P.U.E.
PER PLAT RECORDED
8/19/2004 IN BK 2004C
PAGE 248

ALLEY
18' R.O.W.

FOUND 5/8"
REBAR W/CAP
STAMPED "LS 8911"

S 81°02'30" E

100.00'

FOUND 5/8"
REBAR W/CAP
STAMPED "LS 8911"

140.00

5' P.U.E. GRANTED
BY PLAT RECORDED
8/19/2004 IN
BK 2004C, PAGE 248

18-A
0.0249 AC

17-A
0.0170 AC

16-A
0.0170 AC

15-A
0.0170 AC

14-A
0.0170 AC

13-A
0.0170 AC

12-A
0.0170 AC

1-A
0.0235 AC

2-A
0.0212 AC

3-A
0.0212 AC

4-A
0.0212 AC

5-A
0.0212 AC

6-A
0.0212 AC

11
0.0149 AC

10
0.0116 AC

9
0.0116 AC

8
0.0117 AC

7
0.0142 AC

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54 L55 L56 L57 L58 L59 L60 L61 L62

N 08°57'30" E 112.00

N 08°57'30" E

S 08°57'30" W

FD 5/8"
REBAR W/CAP
STAMPED 7022

S 81°02'30" E

100.00'

FD PK NAIL
NO TAG

LOT 17, BLOCK 46
N.M. TOWN COMPANY'S
ORIGINAL TOWNSITE OF
ALBUQUERQUE, NEW MEXICO
FILED 12/29/1882, BK D, FOLIO 140

4' P.U.E. GRANTED
BY PLAT RECORDED
8/19/2004, IN BK 2004C
PAGE 248

EIGHTH STREET
60' R.O.W.

SILVER AVENUE
60' R.O.W.

6' P.U.E. GRANTED
BY PLAT RECORDED 8/19/2004
IN BOOK 2004C, PAGE 248

1,622.13'
S 07°52'50" W

ACS 1-K13
X=378,240.51
Y=1,484,181.41
G-G 0.99968050
$\Delta\alpha$ - 00°14'02"
NAD 1927
CENTRAL ZONE
ELEV = 4944.03
(NGVD 1929)

EXISTING 5' P.U.E.
PER PLAT RECORDED
8/19/2004 IN BK 2004C
PAGE 248

ALLEY
18' R.O.W.

FOUND 5/8" REBAR W/CAP STAMPED "LS 8911"

S 81°02'30" E

100.00'

FOUND 5/8" REBAR W/CAP STAMPED "LS 8911"

140.00

5' P.U.E. GRANTED BY PLAT RECORDED 8/19/2004 IN BK 2004C, PAGE 248

4' P.U.E. GRANTED BY PLAT RECORDED 8/19/2004, IN BK 2004C PAGE 248

LOT 17, BLOCK 46
N.M. TOWN COMPANY'S
ORIGINAL TOWNSITE OF
ALBUQUERQUE, NEW MEXICO
FILED 12/29/1882, BK D, FOLIO 140

18-A 0.0249 AC
17-A 0.0170 AC
16-A 0.0170 AC
15-A 0.0170 AC
14-A 0.0170 AC
13-A 0.0170 AC
12-A 0.0170 AC
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4-A 0.0212 AC
5-A 0.0212 AC
6-A 0.0212 AC
11 0.0149 AC
10 0.0116 AC
9 0.0116 AC
8 0.0117 AC
7 0.0142 AC

N 08°57'30" E 112.00

S 08°57'30" W

N 08°57'30" E

FD 5/8" REBAR W/CAP STAMPED 7022

S 81°02'30" E

100.00'

FD IPK NAIL NO TAG

SILVER AVENUE
60' R.O.W.

6' P.U.E. GRANTED BY PLAT RECORDED 8/19/2004 IN BOOK 2004C, PAGE 248

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S 07°52'50" W

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X=378,240.51
Y=1,484,181.41
G-G 0.99968050
Δ∝ - 00°14'02"
NAD 1927
CENTRAL ZONE
ELEV = 4944.03
(NGVD 1929)

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Infill Solutions — PHONE: (505)878-0008
ADDRESS: 7620 Jefferson NE — FAX: (505) 878-0002
CITY: Albuquerque — STATE NM — ZIP87109 — E-MAIL: ____
Proprietary interest in site: Owner
AGENT (if any): ABQ Engineering, Inc. — PHONE: (505) 255-7802
ADDRESS: 6739 Academy Road NE, Suite 130 — FAX: (505) 255-7902
CITY: Albuquerque, — STATE NM — ZIP 87109 — E-MAIL: ____

DESCRIPTION OF REQUEST: Subdivide 4 existing lots into 18 lots
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 13, 14, 15, 16 — Block: 46 — Unit: none
Subdiv. / Addn. New Mexico Town Company Townsite Southern Union Gas Lofts Phase II
Current Zoning: SU-3 — Proposed zoning: SU-3
Zone Atlas page(s): K-14 — No. of **existing** lots: 4 — No. of **proposed** lots: 18
Total area of site (acres): 0.3168 — Density if applicable: dwellings per gross acre: 0 — dwellings per net acre: 0
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No
UPC No. 1014-057-012-391-220-07 and 1014-057-005-389-220-06 — MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: Northwest corner of Eighth Street SW and Silver Avenue SW
Between: Eighth Street and Silver

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03DRB-01299

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE _____ DATE 7/20/04

(Print) Martin J. Garcia — ☐ Applicant ☒ Agent

☐ **INTERNAL ROUTING**
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers			Action	S.F.	Fees
04DRB	-	01137	FP	$(0)	
	-		CMF		$ 20.00
	-				$
	-				$
	-				$
				Total	$ 20.00

Hearing date 7-28-04

7-20-04
Planner signature / date

Project # 1002861

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

X MAJOR SUBDIVISION FINAL PLAT APPROVAL **Your attendance is required.**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
N/A Design elevations & cross sections of perimeter walls
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
ON FILE SIA financial guaranty verification
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** Pending

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Anthony J. Garcia
Applicant name (print)

7/20/04
Applicant signature / date

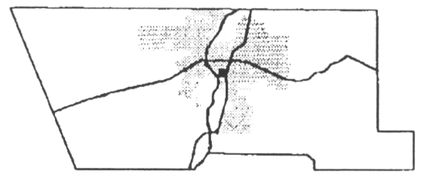
Form revised 3/03, 8/03 and 11/03

❑ Checklists complete
❑ Fees collected
❑ Case #s assigned
❑ Related #s listed

Application case numbers
04DRB - _____ - 01137
_____ - _____ - _____
_____ - _____ - _____

7-20-04
Planner signature / date

Project # 1002861



LEGAL DESCRIPTION

T10N

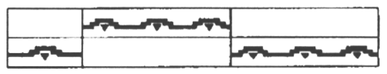
R3E

SEC 20

UNIFORM PROPERTY CODE

1-014-057

250 0 500 1000



SCALE IN FEET

Map amended through August 2002

BERNALILLO COUNTY STATE OF NEW MEXICO

INFORMATION TECHNOLOGY
GIS SECTION

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data are from Bernalillo County and the City of Albuquerque.

K-14-Z

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

July 20, 2004

Ms. Sheran Matson, DRB Chair
City of Albuquerque Development Services
600 Second Street NW
Albuquerque, NM 87102

RE: Southern Union Gas Lofts Final Plat

Dear Ms. Matson:

Enclosed herewith are 6 sets of ~~preliminary~~ FINAL plat for the Southern Union Gas Lofts Subdivision located at 8th and Silver. The Subdivision Improvement Agreement has been approved and is on file at the City. Please schedule before the DRB for Final Plat as soon as possible.

If you have any questions or require additional information, please call me at 255-7802.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
23052

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME INFILL Solutions

AGENT ABQ ENgineering

ADDRESS 6739 Academy Rd NE 87109

PROJECT & APP # 1002861 / 04DRB 01137

PROJECT NAME NM Town Co. Townsites B146 / Lt 13, 14, 15 & 16

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 **TOTAL AMOUNT DUE**

*****NOTE:** ***If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an*** **additional charge.**

MARTIN J. GARCIA
DENISE R. GARCIA
1035 S. BOSQUE LOOP
BOSQUE FARMS, NM 87068
PH. 505-869-9195

3313
95-8365/3070
02

DATE 7/20/04

PAY TO THE ORDER OF City of Albuquerque $ 20 --

Twenty !0/ DOLLARS

U.S. New Mexico
FEDERAL CREDIT UNION
P.O. BOX 129 ALB. NM 87103-0129
(505) 342-8888

FOR Silver Lofts - 3052 - Final Plat

⑆307083652⑆ 3114380007⑈ 3313

©Clarke American

DUPLICATE
City Of Albuquerque
Treasury Division

7/20/2004 10:58AM LOC: ANNX
RECEIPT# 00026534 WS# 008 TRANS# 0008
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

Thank You

ORIGINAL

046

Claire

5-70A

FIGURE 12

Project Number:_____

Date Submitted: 2/2/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 2/4/04
Date Preliminary Plat Expires: 2/4/2005
DRB Project No.: 1002861
DRB Application No.: 04-00002

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

SOUTHERN UNION GAS LOFTS.
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 13, 14, 15, 16 BLOCK 46 NM TOWN COMPANY'S ORIGINAL TOWNSITE
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		22' WIDE	PAVED "ALLEY SECTION"	ALLEY-EASEMENT	ALLEY	END OF EASEMENT	1	1	1
		18 FT WIDE	PAVEMENT (ALLEY) "ALLEY SECTION"	ALLEY	8th STREET	END OF PROPERTY	1	1	1
		8"	SANITARY SEWER	EASEMENT	ALLEY	END OF EASEMENT	1	1	1
		8"	SANITARY SEWER	SILVER AVE	9th STREET	WEST END OF PROPERTY	1	1	1
		8"	WATER LINE	ALLEY	9th STREET	WEST END OF PROPERTY	1	1	1
		6"	WATER LINE	EASEMENT	ALLEY	END OF EASEMENT	1	1	1
		3"	WATER LINE	8th STREET	SILVER AVE	ALLEY	1	1	1
		4' WIDE	CONCRETE VALLEY GUTTER	EASEMENT	ALLEY	END OF EASEMENT	1	1	1
		1 EA	DRIVE PAN MODIFICATION (Remove)	SILVER AVE.			1	1	1

February 2002

ORIGINAL

5-70C

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 ALL AS-CONSTRUCTED GRADING AND DRAINAGE PLAN CERTIFIED BY A LICENSED ENGINEER IS REQUIRED PRIOR TO FINAL ACCEPTANCE AND RELEASE OF FINANCIAL GUARANTEES.

2

3

AGENT / OWNER

MARCUS J. GARCIA
NAME (print)

ABO ENGINEERING
FIRM

2/2/04
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherri D. Watson 2/4/04
DRB CHAIR - date

Christina Sandoval 2/4/04
PARKS & GENERAL RECREATION - date

2-4-4
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

Robert Rice 2/4/04
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bilon 2/4/04
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

February 2002

Part II - Public Improvements

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

- X Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

- ____ ...for Subdivision Purposes
- ____ ...for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan (Phase I, II, III)
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Infill Solutions PHONE: (505) 878-0008

ADDRESS: 7620 Jefferson NE FAX: (505) 878-0002

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

Proprietary interest in site: Owner

AGENT (if any): ABQ Engineering Inc. PHONE: (505) 255-7802

ADDRESS: 6739 Academy Rd. NE Suite 130 FAX: (505) 255-7902

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

DESCRIPTION OF REQUEST: Subdivide 4 existing lots into 18 lots

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 13, 14, 15, 16 Block: 46 Unit: None

Subdiv. / Addn. New Mexico Town Company Townsite

Current Zoning: SU-3 Proposed zoning: SU-3

Zone Atlas page(s): K-14 No. of **existing** lots: 4 No. of **proposed** lots: 18

Total area of site (acres): 0.3168 Density if applicable: dwellings per gross acre: 0 dwellings per net acre: 0

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 1014-057-012-391-220-07 and 1014-057-005-389-220-06 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Northwest corner of Eighth Street SW & Silver Avenue

Between: Eighth Street and Silver Avenue

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 03DRB-01299

Check-off if project was previously reviewed by Sketch Plat/Plan X, or Pre-application Review Team ☐. Date of review:

SIGNATURE Diane C Madrid DATE 01/05/04

(Print) Diane C Madrid ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03

- ☐ **INTERNAL ROUTING**
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers 04DRB - ____ - 00002

Action	S.F.	Fees
~~SKP/SDF~~ Prel Plat	___	$ 835.00
Adv fee	___	$ 75.00
CMF	___	$ 20.00
	___	$
	___	$
	Total	$ 930.00

Hearing date ~~1/28/04~~ 2/4/04

Planner signature / date

Project # 1002861

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.50 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 1/20/04 ~~1/13/04~~ AB To 2/4/04 ~~1/28/04~~ AB

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 12/31/03. (Date)

I issued 2 signs for this application, 1/5/04 (Date) (Staff Member)

DRB PROJECT NUMBER: 1002861

Rev. 5/9/03

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

A **Bulk Land Variance** requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Proposed Infrastructure List.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- __ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- __ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

- __ **1** copy of each of the following items
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Plat or plan reduced to 8.5" x 11"
- __ Official D.R.B. Notice of the original approval
- __ Approved Infrastructure List. If not applicable, please initial. _____
- __ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Marron D. Grant
Applicant name (print)

12/31/03.
Applicant signature / date

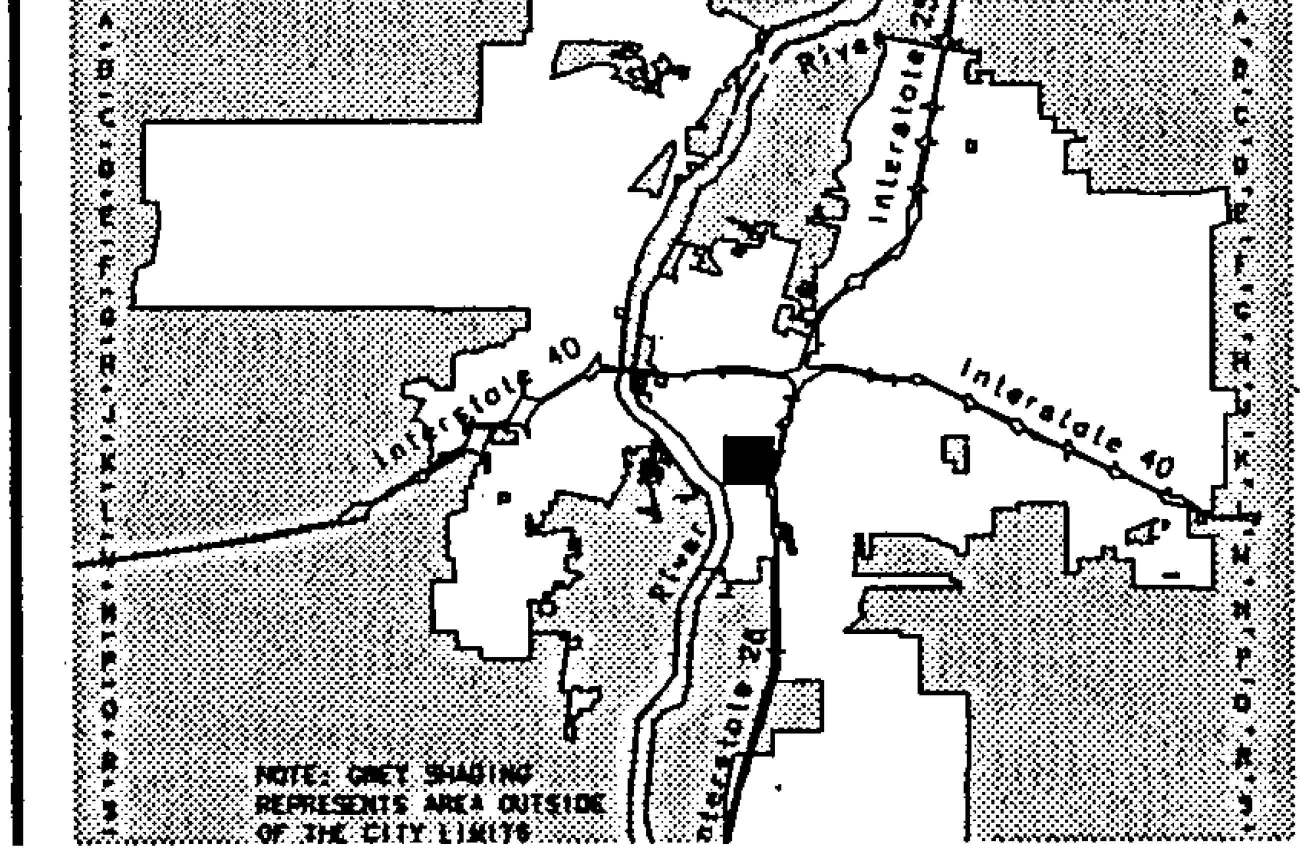
Form revised APRIL 2003

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - _____ - 00002
_____ - _____ - _____
_____ - _____ - _____

1/5/04
Planner signature / date

Project # 1002861



Albuquerque Geographic Information System
PLANNING DEPARTMENT
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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-14-Z

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Infill Solutions, LLC Date of request: 12/31/03 Zone atlas page(s): K-14

CURRENT:
Zoning SU-3
Parcel Size (acres / sq.ft.) 0.3168

Legal Description -
Lot or Tract # 13, 14, 15, 16 Block # 46
Subdivision Name Southern Union Gas Lofts

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	Building Permit [ ]
Comp. Plan		Zone Change	[ ]	a) Subdivision [X]	Access Permit [ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes [ ]	Other [ ]
				c) Amendment [ ]	

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION: [1]

No construction / development [ ]
New Construction [X]
Expansion of existing development [ ]

# of units - 18
Building Size - _____(sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative _____ Date 12/31/03
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

_____ _____
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

_____ _____
ENVIRONMENTAL HEALTH DATE

Required TIS and / or **AQIA must be completed prior to applying to the EPC**. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with

TIS	- SUBMITTED ___/___/___	_____		_____
	- FINALIZED ___/___/___	TRAFFIC ENGINEER		DATE
AQIA	- SUBMITTED ___/___/___	_____		_____
	- FINALIZED ___/___/___	ENVIRONMENTAL HEALTH		DATE

ENVIRONMENTAL HEALTH Division

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

December 31, 2003

DRB Chair
City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102

RE: Southern Union Gas Lofts Subdivision Preliminary Plat Submittal
Zone Atlas Map Page K-14

Dear Chair:

ABQ Engineering, Inc. has been retained by Infill Solutions LLC to perform the design and platting for Southern Union Gas Lofts Subdivision. The subdivision is located on the Northwest corner of Eighth Street and Silver Avenue in Zone Map K-14.

Southern Union Gas Lofts is proposed as an 18-lot subdivision. It will be accessed via a 26ft. wide private roadway that connects the alley on the north side of the parcel.
Submitted with this letter are 24 copies of the proposed preliminary plat, one copy of the infrastructure list, one copy of the zone atlas page, DRWS form, correspondence with neighborhood associations, and TIS/AQIA Form.

Please schedule the subdivision before the DRB as soon as possible.

Sincerely,

Martin J. Garcia, PE
ABQ Engineering, Inc.
23052

6739 Academy Rd. NE, Suite 130 ▪ Albuquerque, New Mexico 87109 ▪ (505) 255-7802 ▪ Fax (505) 255-7902

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Southern Union Gas Lofts Subdivision

AGIS MAP # K-14

LEGAL DESCRIPTION Lots #'d 13,14,15,16 in Block #46 of the NM Town Companys Original Townsite of ABQ, NM as the same are shown and designated on the map of said Townsite filed in the offc of the Probate Clerk.

✓ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on DEC 16, 2003. [date].

Applicant / Agent — 12/31/03. Date

Hydrology Division Representative — Date

___ WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

Applicant / Agent — Date

Utilities Division Representative — Date

DRB# ____ ____

ABQ Engineering, Inc.
Engineers ▪ Planners ▪ Construction Services

December 30, 2003

Neighborhood Association Representative

RE: Southern Union Gas Lofts

Dear Representative:

ABQ Engineering, Inc. has been retained to design Southern Union Gas Lofts Subdivision. Southern Union Gas Lofts Subdivision is proposed as a 18-lot loft subdivision located on the Northwest corner of Eight Street and Silver Avenue in downtown Albuquerque. The property currently serves as a parking lot.
Access in and out of the subdivision will be through a sole access off of the alley on the North side of the property. Storm Drainage will be conveyed as surface drainage to Eighth Street through the interior street and the alley.

Enclosed for your use is a copy of the plan for the subdivision. If you have any questions regarding this project or require additional information please contact me at 255-7802. I am available to meet with you at your convenience.

Sincerely,

Martin J. Garcia, PE
Civil Engineer
ABQ Engineering, Inc.
23052

Copies:
Robert Vigil
919 Santa Fe SW
Albuquerque, NM 87102

Michael Garcia
421 Pacific Ave. SW
Albuquerque, NM 87102

Leof T. Strand
P.O. Box 2225
Albuquerque, NM 87103

Margaret T. Keener
312 Central Ave. SE
Albuquerque, NM 87102

Jess R. Martinez
501 Edith NE
Albuquerque, NM 87102

Frank H. Martinez
501 Edith NE
Albuquerque, NM 87102

Perry Wilkes
718 Mountain Rd. NW
Albuquerque, NM 87102

Charles Incendio
201 High St. NE
Albuquerque, NM 87102

Barbara Grothus
905 Silver SW
Albuquerque, NM 87102

Christina Chavez Apodaca
517 Marble NE
Albuquerque, NM 87102

Bill Hoch
205 Highland Park Cir SE
Albuquerque, NM 87102

Luisa Lindsey
111 5th St. SW
Albuquerque, NM 87102

Joe Sackett
905 Fruit Ave. NW
Albuquerque, NM 87102

Steve Charnas c/o Sutin Thayer & Browne
P.O. Box 1945
Albuquerque, NM 87102

Debbie Foster
P.O. Box 7112
Albuquerque, NM 87194-7112

Robert Sanchez
508 Aspen NE
Albuquerque, NM 87102

Ann Carson
416 Walter SE
Albuquerque, NM 87102

SEN[illegible]: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROBERT VIGIL
919 SANTA FE SW
ALBUQUERQUE, NM 87102

COM[illegible]E THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
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☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7003 1010 0000 8948 6504

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1. Article Addressed to:

LEOF T. STRAND
P.O. Box 2225
ALBUQ NM 87103.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7003 1010 0000 8948 6511

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Street, Apt. No.; or PO Box No. P.O Box 2225
City, State, ZIP+4 ALBUQ NM 87103

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Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

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Street, Apt. No.; or PO Box No. 919 SANTA FE SW
City, State, ZIP+4 ALBUQ NM 87102

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SEND COMPLETE THIS SECTION

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1. Article Addressed to:

MARGARET T. KEENER
312 CENTRAL AVE SE
ALBUQ NM 87102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7003 1010 0000 8948 6528

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1. Article Addressed to:

JESS R. MARTINEZ
501 EDITH NE
ALBUQ NM 87102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7003 1010 0000 8948 6535

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

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Street, Apt. No.; or PO Box No. 501 EDITH NE
City, State, ZIP+4 ALBUQ NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

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Sent To MARGARET KEENER
Street, Apt. No.; or PO Box No. 312 CENTRAL SE
City, State, ZIP+4 ALBUQ NM 87102

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SEN[ ]: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FRANK H. MARTINEZ
501 EDITH NE
ALBUQUERQUE, NM 87102

COM[ ]E THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7003 1010 0000 8948 6542

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PERRY WILKES
718 MOUNTAIN Rd. NW
ALBUQ NM 87102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7003 1010 0000 8948 6559

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

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Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To PERRY WILKES
Street, Apt. No.; or PO Box No. 718 MOUNTAIN Rd NW
City, State, ZIP+4 ALBUQ NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

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Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

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Street, Apt. No.; or PO Box No. 501 EDITH NE
City, State, ZIP+4 ALBUQ NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JOE SACKETT
905 FRUIT AVE NW
ALBUQ NM 87102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7003 1010 0000 8948 6566

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHARLES INCENDIO
201 HIGH ST NE
ALBUQ NM 87102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7003 1010 0000 8948 6573

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

7003 1010 0000 8948 6573

U.S. Postal Service™
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OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To CHARLES INCENDIO
Street, Apt. No.; or PO Box No. 201 HIGH ST NE
City, State, ZIP+4 ALBUQ NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

7003 1010 0000 8948 6566

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To JOE SACKETT
Street, Apt. No.; or PO Box No. 905 FRUIT AVE NW
City, State, ZIP+4 ALBUQ NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
STEVE CHAVNAS c/o
SUTIN THAYER BROWNE
P.O. BOX 1945
ALBUQ NM 87102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7003 1010 0000 8948 6580

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: *COMPLETE THIS SECTION*

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
MICHAEL GARCIA
421 PACIFIC AVE SW
ALBUQ. NM 87102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7003 1010 0000 8948 6498

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

7003 1010 0000 8948 6580

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To
STEVE CHAVNAS c/o SUTIN THAYER & BROWNE
Street, Apt. No.; or PO Box No. P.O BOX 1945
City, State, ZIP+4 ALBUQ NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

7003 1010 0000 8948 6498

U.S. Postal Service™
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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To
MICHAEL GARCIA
Street, Apt. No.; or PO Box No. 421 PACIFIC AVE SW
City, State, ZIP+4 ALBUQ NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BARBARA GROTHUS
905 SILVER SW
ALBUQ NM 87102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7003 1010 0000 8948 6597

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

7003 1010 0000 8948 6597

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To BARBARA GROTHUS
Street, Apt. No.; or PO Box No. 905 SILVER SW
City, State, ZIP+4 ALBUQ NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

SE ER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christina Chavez-Apodaca
617 Marble NE
Albuq, NM 87102

C LETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7002 2030 0000 4663 3950

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bill Hoch
205 Highland Pk Cr SE
Albuq, NM 87102

COMPLETE THIS SECTION ON DELIVERY

A. Received by *(Please Print Clearly)* B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Copy from service label)* 7002 2030 0000 4663 3967

PS Form 3811, July 1999 Domestic Return Receipt 102595-00-M-0952

7002 2030 0000 4663 3967

U.S. Postal Service™
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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Bill Hoch
Street, Apt. No.; or PO Box No. 205 Highland Pk Cr SE
City, State, ZIP+4 Albuquerque NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0000 4663 3950

U.S. Postal Service™
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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Christina Chavez-Apodaca
Street, Apt. No.; or PO Box No. 617 Marble NE
City, State, ZIP+4 Albuq. NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

NDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ann Carson
416 Walter SE
Albuq, NM 87102

MPLETE THIS SECTION ON DELIVERY

A. Received by *(Please Print Clearly)* | B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Copy from service label)* 7002 2030 0000 4663 3998

PS Form 3811, July 1999 Domestic Return Receipt 102595-00-M-0952

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DEBBIE FOSTER
P.O BOX 7112
ALBUQ NM 87194-7112

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7000 0820 0023 5398 8064

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

7000 0520 0023 5398 8064

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Recipient's Name (Please Print Clearly) (To be completed by mailer)
DEBBIE FOSTER
Street, Apt. No.; or PO Box No.
P.O Box 7112
City, State, ZIP+4
ALBUQ NM 87194-7112

PS Form 3800, February 2000 See Reverse for Instructions

7002 2030 0000 4663 3998

U.S. Postal Service™
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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To Ann Carson
Street, Apt. No.; or PO Box No. 416 Walter SE
City, State, ZIP+4 ABQ, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Luisa Lindsey
111 5th St. SW
Albuq., NM 87102

2. Article Number *(Copy from service label)*
7002 2030 0000 4663 3974

PS Form 3811, July 1999 Domestic Return Receipt 102595-00-M-0952

COMPLETE THIS SECTION ON DELIVERY

A. Received by *(Please Print Clearly)* B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert Sandez
508 Aspen NE
Albuq., NM 87102

2. Article Number *(Copy from service label)*
7002 2030 0000 4663 3981

PS Form 3811, July 1999 Domestic Return Receipt 102595-00-M-0952

COMPLETE THIS SECTION ON DELIVERY

A. Received by *(Please Print Clearly)* B. Date of Delivery

C. Signature
X ☐ Agent ☐ Addressee

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

7002 2030 0000 4663 3974

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Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Luisa Lindsey
Street, Apt. No.; or PO Box No.: 111 5th St SW
City, State, ZIP+4: Albuq. NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

7002 2030 0000 4663 3981

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Robert Sandez
Street, Apt. No.; or PO Box No.: 508 Aspen NE
City, State, ZIP+4: Albuq. NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: 11-18-03

TO CONTACT NAME: Martin J. Garcia
COMPANY/AGENCY: ABQ Engineering
ADDRESS/ZIP:
PHONE/FAX #: 255-7802 FAX = 255-7902

Thank you for your inquiry of 11-18-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Southern Union Gas Lofts Subdivision at the northwest corner of Eight & Silver streets SW. zone map page(s) K-14.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Neighborhood Association

Contacts:

Please see Downtown List Attached

Neighborhood Association

Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO { }

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations ***PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.*** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* *

(below this line for OCNC use only)

Date of Inquiry: 11-18-03 Time Entered: 10:50 OCNC Rep. Initials: OW

DOWNTOWN CORE OF NEIGHBORHOOD ASSOCIATIONS LIST

Updated: October 13, 2003

BARELAS NEIGHBORHOOD ASSOCIATION. (R)

Robert Vigil
919 Santa Fe SW/87102
243-0413 (h)

Michael Garcia
421 Pacific Ave. SW/87102
243-5707 (h)

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. (R)

Leof T. Strand
P.O. Box 2225/87103 247-2341 (w)

Margaret T. Keener
312 Central Ave. SE/87102 842-5030 (w)

CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN (R)

Jess R. Martinez
501 Edith NE/87102 228-0102 (h)

Frank H. Martinez
501 Edith NE/87102 243-5267 (h)

DOWNTOWN NEIGHBORHOODS ASSOCIATION (R)

Perry Wilkes
718 Mountain Rd. NW/87102 842-8626 (h)

Joe Sackett
905 Fruit Ave. NW/87102 247-8679 (h)

HUNING HIGHLAND HISTORIC DISTRICT ASSOCIATION (R)

Charles Incendio
201 High St. NE/87102 242-1284 (h)

Steve Charnas
c/o Sutin Thayer & Browne,
P.O. Box 1945/87103 8833425 (w)

RAYNOLDS ADDITION NEIGHBORHOOD ASSOCIATION (R)

Barbara Grothus
905 Silver SW/87102
842-8305 (h)

Debbie Foster
P.O. Box 7112/87194-7112
243-4865 (h)

SANTA BARBARA-MARTINEZTOWN ASSOCIATION (R)

Christina Chavez-Apodaca
517 Marble NE/87102
459-4521 (cell)

Robert Sanchez
508 Aspen NE/87102
243-9271 (h)

PLEASE NOTE: ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY THE O-92 ORDINANCE, the associations listed below are "Unrecognized" associations/groups and don't need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

HUNING HIGHLAND NEIGHBORHOOD ASSOCIATION

Bill Hoch
205 Highland Park Cir. SE/87102 242-7338 (h)

Ann Carson
416 Walter SE/87102 242-1143 (h)

DOWNTOWN ACTION TEAM

Luisa Lindsey
111 5th St. SW/87102 243-2230 (w)

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 2003

Martin Garcia, P.E.
ABQ Engineering
1631 Eubank Blvd. NE
Albuquerque, NM 87112

Re: Southern Gas Company Silver Lots Subdivision, 8th St. and Silver Ave., Preliminary Plat

Engineer's Stamp dated 10-23-03 (K14/D88)

Dear Mr. Garcia,

Based upon the information provided in your submittal received 10-24-03, the above referenced plan is approved for Preliminary Plat action by the DRB.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

BMB

C: Bradley Bingham
file

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Infill Solutions

AGENT ABQ Engineering Inc

ADDRESS 6739 Academy Rd NE Ste 130

PROJECT & APP # 1002861, 04DRB-00002

PROJECT NAME New Mexico Town Company Town

DUPLICATE
City Of Albuquerque
Treasury Division

01/05/2004 1:56PM LOC: ANNX
RECEIPT# 00017172 WS# 006 TRANS# 0015
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $930.00
J24 Misc $75.00
CK $930.00
CHANGE $0.00

Thank You

$ 20- **469099/4916000 Conflict Management Fee**

$ 835- **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ 75- **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 930- **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

DUPLICATE
City Of Albuquerque
Treasury Division

01/05/2004 1:55PM LOC: ANNX
RECEIPT# 00017170 WS# 006 TRANS# 0015
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt $930.00
J24 Misc $20.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

01/05/2004 1:55PM LOC: ANNX
RECEIPT# 00017171 WS# 006 TRANS# 0015
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $930.00
J24 Misc $835.00

Thank You

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 03-105 APPLICANT Chris Calott TEL. # 401-7844

RECEIVED BY Kyle Tsethlikai DATE September 16, 2003

APPOINTMENT TIME & DATE: 3:00 pm; September 22, 2003 Small Conference Room

Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?)

   AA Final Approval For Southern Union Gas Co. Lofts

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

   Size of site: +/- .32 Acres Existing Zoning: SU-3 Proposed Zoning: Same

   Previous zone change or site plan approval case #s for this site: Project # 1002861

   Applicable Area or Sector Development Plans: Downtown 2010 Plan

   Residential: Type and # of Units Proposed: 18 Units Live Work Lofts

   Commercial: Estimated building square footage: _____ No. Of Employees: _____

3. **LOCATION OF REQUEST:** Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number.**

   Lot 13 thru 16, Block 46, New Mexico Town Company's Original Townsite Addition, located on Silver Ave SW between 8th St. SW and 9th St. SW, **Zone Atlas Page: K-14-Z**

4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

   * AA Planning Approval

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☐ Russell Brito ☐ Others _____

Transportation: ☐ Tony Loyd ☐ Others _____

Utilities: ☐ Jack McDonough ☐ Others _____

Others: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

☐ Zone Map Amendment: ☐ EPC Approval ☐ City Council Approval

☐ Sector Dev. Plan Amendment: ☐ EPC Approval ☐ City Council Approval

☐ Site Dev. Plan for Subdivision: ☐ EPC Approval ☐ DRB Approval

☐ Site Dev. Plan for Bldg Permit: ☐ EPC Approval ☐ DRB Approval

☐ Annexation: [EPC Review with City Council Approval]

☐ OTHER _____

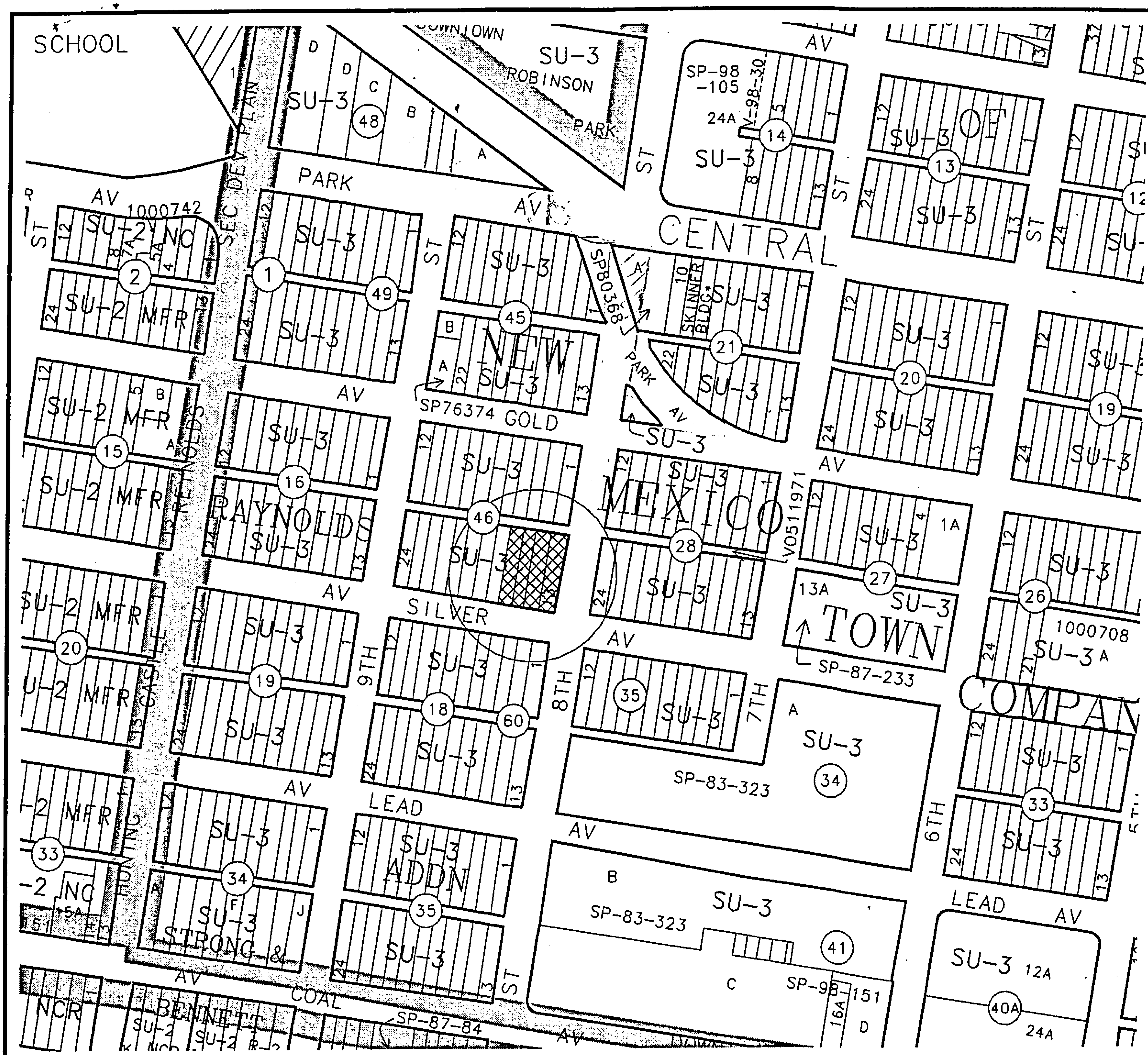
3. SUMMARY OF PRT DISCUSSION

Planting (trees) required in planter steps along Silver Street and Eighth Street. Approved list of downtown trees and planting/irrigation detail distributed to applicant.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECIEPT OF THIS SUMMARY.
[PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING]

9.22.03
PRT CHAIRMAN / DATE

9/22/2003
APPLICANT OR AGENT / DATE



Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"= 262 '

PROJECT NO.
PA-03-105

HEARING DATE
9-22-03

MAP NO.
K-14

ADDITIONAL CASE NUMBER(S)
PRE-APPLICATION DISCUSSION CHRIS CALOTT

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1002861 **Item No. 20** **Zone Atlas K-13**

DATE ON AGENDA 8-13-03

INFRASTRUCTURE REQUIRED (?)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION AMENDM.

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
□	What adjacent street infrastructure exists?
□	What is the setback from the streets? Does a handicap ramp exist at the intersection of Silver and 8th streets?
□	Is the alley paved?

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____

_____

_____

_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB- 1002861 Item No. 20 Zone Atlas K-13

DATE ON AGENDA 8/13/03
INFRASTRUCTURE REQUIRED (x)YES ( )NO
CROSS REFERENCE: _____
_____

TYPE OF APPROVAL REQUESTED: (X) ANNEXATION
(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1. **Need to request a water/sewer Availability Statement.**
2. **Water lines do not exist to serve proposed lots, will need public line extensions.**

If you have any questions or comments please call Roger Green at 924-3989. Meeting notes:

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002861
Application Number: 03DRB-01299

DRB Date: 8/13/03
Item Number: 20

Subdivision: Silver Avenue Live- Work Lofts

Lots 13, 14, 15, & 16, Block 46 and Lot 16/ Blk 14 NM Town Company's Original Townsite

Zoning: SU-3

Zone Page: K-13

New Lots (or units) : 18

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002861 **AGENDA ITEM NO: 20**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Development Plan
(14) Other

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X discussed; WITHDRAWN ____

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 13, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
August 13, 2003 Comments

Item # 20

Project # 1002861 **Application # 03DRB-01299**

RE: Silver Avenue Live-Work Lofts

Associate Planning Director Richard Sertich approves the site plans associated with the Downtown 2010 Sector Plan. You may want to meet with him prior to your submittal unless you have attended a pre-application meeting already.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

- ✓ Major Subdivision action (SKETCH PLAT)
- ____ Minor Subdivision action
- ____ Vacation V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

- ____ ...for Subdivision Purposes
- ____ ...for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) L

Supplemental form

ZONING & PLANNING Z

- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan (Phase I, II, III)
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... A

- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: CHRISTOPHER CALOTT PHONE: 842-8647

ADDRESS: 1405 ROMA, N.W. FAX: 244-4045

CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: ChrisCalottCAOL.com

Proprietary interest in site: PURCHASER CELL: 401-7844

AGENT (if any): ____ PHONE: ____

ADDRESS: ____ FAX: ____

CITY: ____ STATE ____ ZIP ____ E-MAIL: ____

DESCRIPTION OF REQUEST: SKETCH PLAT FOR MAJOR SUBDIVISION

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ✓ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 13 14 15 16 Block: 46 Unit: ____

Subdiv. / Addn. SUB NM Town Company's Orvginal Townsite

Current Zoning: 2010 PLAN - HOUSING FOCUS Proposed zoning: SAME

Zone Atlas page(s): K-13 No. of **existing** lots: 4 No. of **proposed** lots: 18

Total area of site (acres): .32 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101405 701239 122007 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: SILVER AVE., S.W.

Between: EIGHTH ST., S.W. and NINTH ST., S.W.

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): NONE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐ Date of review: ____

SIGNATURE [signature] DATE AUGUST 4, 2003

(Print) CHRISTOPHER CALOTT ✓ Applicant ___ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03

☐ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
☑ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03DRB- - 01299	SK	S3	$ @
			$
			$
			$
			$
			Total $ @

Hearing date AUG 13 2003

JM 8/4/03
Planner signature / date

Project # 1002861

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

- ✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- __ Any original and/or related file numbers are listed on the cover application

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

- __ Preliminary Plat reduced to 8.5" x 11"
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Copy of previous D.R.B. approved infrastructure list
- __ Copy of the Official D.R.B. Notice of approval
- __ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- __ Property owner's and City Surveyor's signatures on the Mylar drawing
- __ SIA financial guaranty verification
- __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- __ Any original and/or related file numbers are listed on the cover application
- __ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

- __ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- __ Property owner's and City Surveyor's signatures on the Mylar drawing
- __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- __ Fee (see schedule)
- __ Any original and/or related file numbers are listed on the cover application
- __ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
- __ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**

❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- __ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- __ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- __ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- __ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

CHRISTOPHER CALOTT
Applicant name (print)

Applicant signature / date 8/4/2003

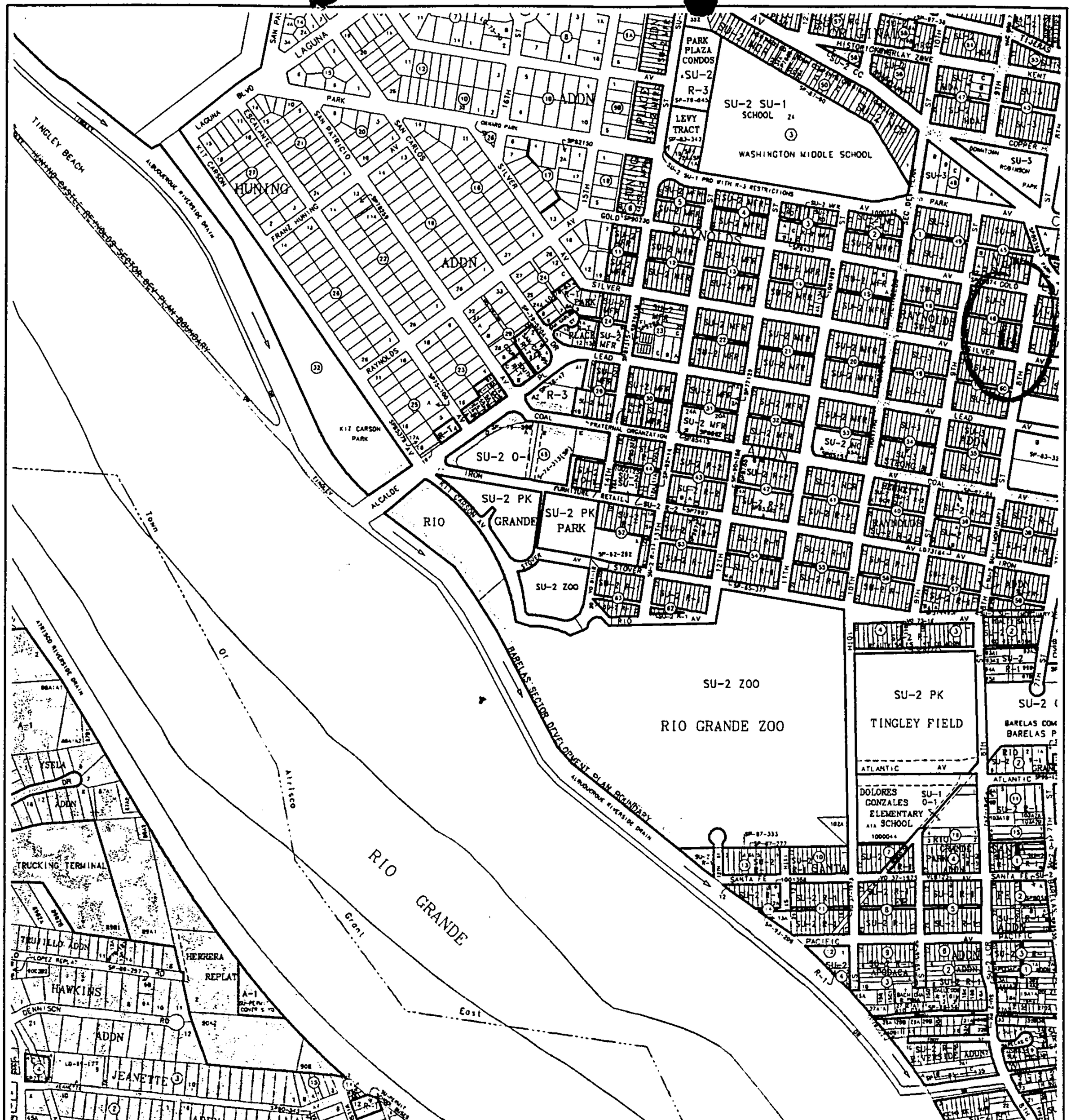
Form revised MARCH 2003

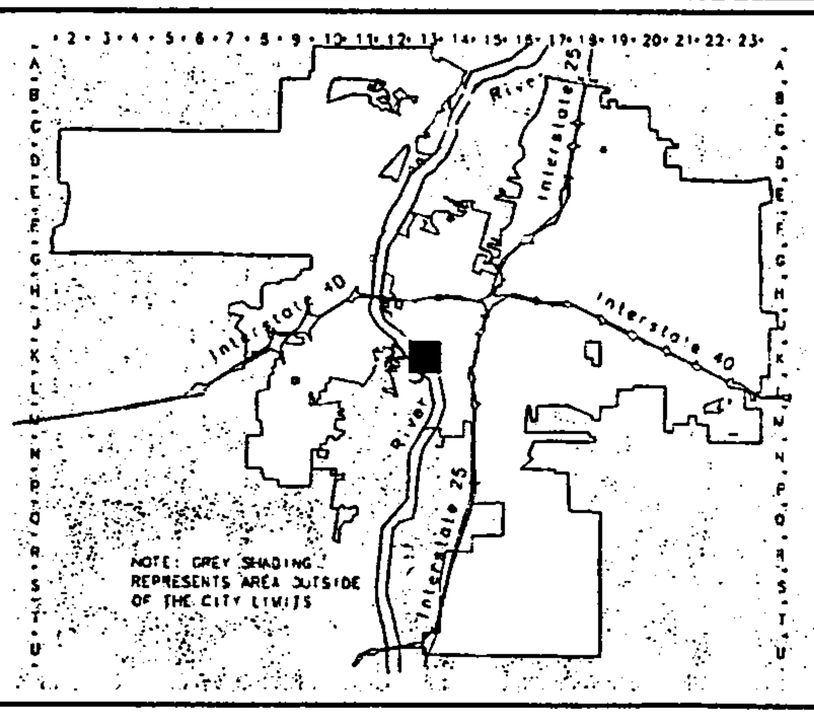
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03 DRB - ____ - 01299
____ - ____ - ____
____ - ____ - ____

8/4/03
Planner signature / date

Project # 1002861





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-13-Z

Map Amended through July 09, 2003

C H R I S T O P H E R L. C A L O T T, A. I. A.
Architect Urban Designer

Silver Avenue Live-Work Lofts

August 4, 2003

The *Silver Avenue Live-Work Lofts* is an 18-unit residential development on a vacant parking lot site in Downtown Albuquerque. It is being planned on a single .32 acre lot at the northwest corner of Silver Avenue, S.W. and Eighth Street, S.W. directly across the street from the historic Southern Union Gas Company building. The site measures 142-feet deep to a 16-foot alley by 100-feet fronting onto Silver Avenue, S.W. The site is within the City of Albuquerque's *Downtown 2010 Sector Development Plan* designated as a "Housing Focus" zone. The proposed *Silver Avenue Live-Work Lofts* comply with all planning requirements within the *2010 Plan* for this site.

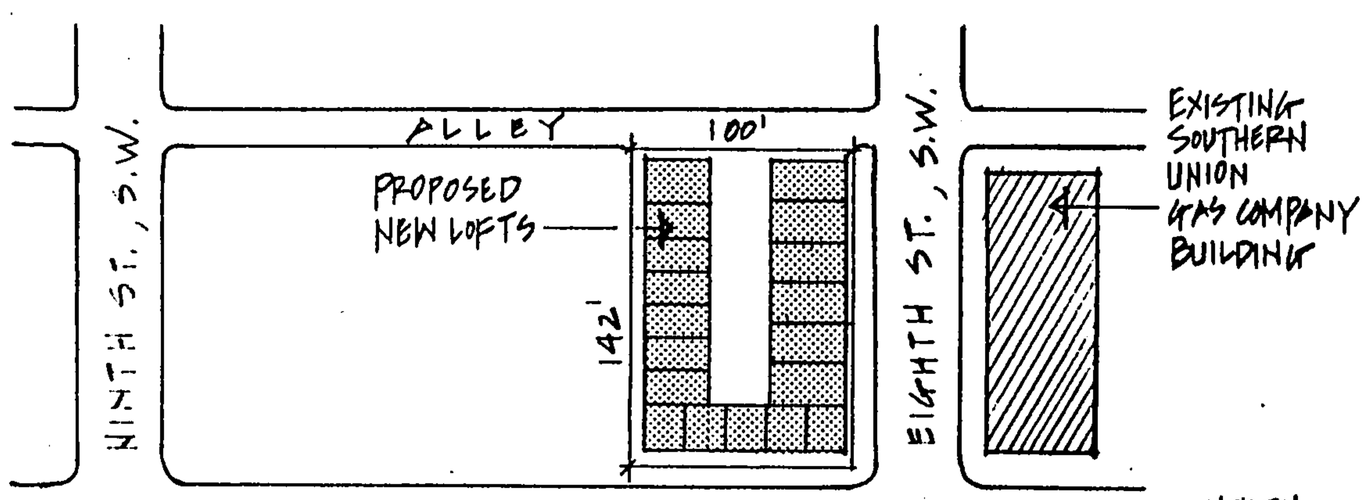
The proposed project would be subdivided into 18 fee simple Townhouse lots. Garages to this project would be accessed by the existing alley through a 27-foot wide Access Easement. Four additional feet would be dedicated to the 16-foot wide alley with this plat. It appears that City water is presently available in Silver Avenue, S.W. and City sewer in the alley and along Eighth Street, S.W. The proposed Loft Units will be three-and-one-half stories tall.

Please do not hesitate to contact me for any further information or questions on the lay-out and intent of this project.

Very Best,

Christopher Calott, AIA

1 4 0 5 R o m a A v e n u e, N. W.
A l b u q u e r q u e, N e w M e x i c o, 8 7 1 0 4
5 0 5 . 8 4 2 . 8 6 4 7 *ChrisCalott@AOL.com*



AREA MAP W/ LOFTS FOOTPRINT

4' DEDICATED TO ALLEY WITH THIS PLAT

ALLEY

16'

4'

100.00'

18	49.50'	20.00'	1	50.50'	18.33'
17	49.50'	15.00'	2	50.50'	18.33'
16	49.50'	15.00'	3	50.50'	18.33'
15	49.50'	15.00'	4	50.50'	18.33'
14	49.50'	15.00'	5	50.50'	18.33'
13	49.50'	15.00'	6	50.50'	18.33'
12	49.50'	15.00'			
11	24.36'	29.00'	10	18.41'	29.00'
9	18.41'	29.00'	8	18.41'	29.00'
7	20.41'	29.00'			

27' ACCESS EASEMENT

138.00'

138.00'

60.00'

EIGHTH STREET

SILVER AVE., S.W.

NORTH

PROPOSED PLAT OF 18 TOWNHOUSE/LOFT UNITS

1/16" = 1'-0"

AUGUST 1, 2003

CHRISTOPHER L. CALOTT
Architect, AIA
Architecture/Urban Design

1405 Roma NW
Albuquerque
New Mexico 87104

505.842.8647
ChrisCalott@AOL.com

4' DEDICATED TO ALLEY WITH THIS PLAT

ALLEY

19'

4'

NEW GATE

4'-0"

4'0 REAR SETBACK

2'-0"

6'0 SIDE SETBACK

METERS

1

5

5'-0"

3'-0"

UNIT 18

studio 185 s.f.

garage 1 car

STAIR UP

UNIT 17

studio 132 s.f.

garage 1 car

UNIT 16

studio 132 s.f.

garage 1 car

30'-0"

UNIT 15

studio 132 s.f.

10'-0"

20'-0"

11'-6"

5'-0"

garage 1 car

UNIT 14

studio 132 s.f.

garage 1 car

new sidewalk

UNIT 13

studio 132 s.f.

garage 1 car

UNIT 12

studio 132 s.f.

garage 1 car

24'-0"

27'-0"

lots 13, 14, 15, & 16

14,200 square feet 0.330 acres

driveway asphalt

27' ACCESS EASEMENT

UNIT 1

garage 2 car

studio 237 s.f.

STAIR UP

UNIT 2

garage 2 car

18'-4"

35'-0"

20'-0"

14'-4"

15'-0"

UNIT 3

garage 2 car

studio 237 s.f.

UNIT 4

garage 2 car

studio 237 s.f.

UNIT 5

garage 2 car

studio 237 s.f.

UNIT 6

garage 2 car

studio 237 s.f.

w/d

UNIT 11

studio 376 s.f.

UNIT 10

studio 376 s.f.

UNIT 9

studio 376 s.f.

22'-0"

14'-11"

18'-5"

UNIT 8

studio 376 s.f.

UNIT 7

studio 376 s.f.

6'-0"

6'0 FRONT SETBACK

17'-0"

existing sidewalk

20 SIDE SETBACK

13'-0"

existing sidewalk

SILVER AVE, S.W.

61 4TH ST. / S.W.

NORTH

FIRST FLOOR PLAN & PLAT OF LOFTS

1/16" = 1'-0"

AUGUST 1, 2003

CHRISTOPHER L. CALOTT
Architect, AIA
Architecture/Urban Design

1405 Roma NW
Albuquerque
New Mexico 87104

505.842.8647
ChrisCalott@AOL.com

VIEW OF PROPOSED LIVE-WORK LOFTS @ 8TH ST. & SILVER, S.W.